



# THE ASSOCIATION UPDATE

February 3, 2023

by Jeff Urbaniak (Unit #87)  
President

## MESSAGE FROM THE PRESIDENT

Yesterday we held our annual owners' meeting. We had 69% representation and thus met an authorized quorum. Election of the Board of Directors occurred and the following were the results with key executive positions being assigned by the board after the meeting:

## BOARD OF DIRECTORS

President & Treasurer: Jeff Urbaniak  
Vice President: Carol Ripley  
Secretary: Val Bruck  
At Large: Judy Osty  
At Large: Jane Koker

The meeting followed its normal course of business. The following were key points, some of which owners voted on:

## FULLY FUNDED VS. NOT FULLY FUNDED VOTE

**The owners present at the meeting voted unanimously for the association's reserve fund to be NOT FULLY FUNDED.** This means owners accept the responsibility for paying their fair share of any special assessment that may become necessary when the association does not have enough funds to cover the cost. The waiver forms were not available during the meeting so Lawrence Community Management will mail them out to everyone. **These MUST BE filled out and returned in order for the association to uphold the meeting's vote to be a NOT FULLY FUNDED association.**

## PARTIAL FUNDING PLAN FOR NEW ROOFS

Owners present at the meeting were given an opportunity to vote to continue or discontinue the partial funding plan for new roofs into the third year (2024). All voted in favor of keeping the partial funding plan in the budget for 2024.

## MASTER CONTRACT FOR LANDSCAPING/SNOW REMOVAL

The Landings Racquet & Swim Club manages the master landscaping and snow removal contract for the recreation and park areas, and the six condo associations. Last year, our association's unit owners voted in majority to remain on the master contract in order to reap the benefits of the cost savings associated with being part of a bulk service contract. In December, the Racquet & Swim Club's Board of Trustees voted to keep Yard Works on as the master contractor for 2023-2024. During that vote, I casted our association's vote for Yard Works as well based on input from our own Board of Directors. The reason they had me vote for Yard Works was to maintain a lower cost.

## WATER USAGE

The association's water bill is a fair-share bill that is paid for from the collection of association fees. Each association building has one meter (located in one of the bottom units) that measures

water usage for all four owners in the association building. Be mindful of your water usage. Be sure to turn off faucets. And be sure your toilets aren't running or internally leaking. An internal leak in a toilet can cause a huge waste of water without an owner realizing it. Check for internal toilet leaks by dropping four drops of food coloring into the top basin. If the water down in the toilet bowl changes color within an hour, you have an internal toilet leak and should call a plumber. The Board of Directors recently requested the management company to look into a matter involving an extremely high water bill associated with one of association's buildings for two consecutive billing cycles. A determination will be made on the cause of the high bills, and appropriate action will be taken in a timely manner to rectify the situation.

## FLAG DISPLAY

In accordance with Ohio law, we had to change rule III. A. a. in our Rules and Regulations Booklet to add some additional flags for authorized display. The rule now reads: ***"An American flag, State of Ohio flag, U.S. service flag, POW/MIA flag, blue star banner, or gold star banner can be displayed if it is mounted to the exterior wood trim. No other sign or flag can be displayed in windows, on doors, on patios, or on the exterior of the buildings. There is one exception: if a residence has a member of the immediate family that is currently serving or has previously served in the military, that residence may display a service flag in a window of the residence."*** Should anyone want additional flags authorized for display, they must submit a proposal to the management company for the Board of Directors to review and process for a community vote for approval.

## LANDINGS RACQUET & SWIM CLUB UPDATE

A total of \$27,189.15 was spent by the Landings Racquet & Swim Club on capital expenses. Field drains in the park were repaired, new pool umbrellas were purchased, electrical repairs were made to the clubhouse, trees were cut down and trimmed, new signs were purchased, light poles were repaired, tennis court cracks were sealed and painted, plumbing lines were repaired, pool equipment was purchased, and the playground was painted. The Landings Racquet & Swim Club ended 2022 with a balanced budget. Its total net assets at the end of the year were \$205,957.87. Its corporate annual report for 2022 will be published on the Landings Racquet & Swim Club website by March 31, 2023. For more information about The Landings Racquet & Swim Club, go to: [www.LandingsRacquetAndSwimClub.org](http://www.LandingsRacquetAndSwimClub.org).

## WORK ORDER STATUS

Drywall repair is needed in Unit 87, but the work order is being delayed to verify that exterior sealing of wood remains effective.

## WORK ORDERS

To request a work order or file a grievance, call Lawrence Community Management Group at (440) 937-2800 and give a detailed request or description. Work order requests will be placed on a ledger and presented to the Board of Directors at their next scheduled meeting (meets once a quarter). Call backs won't normally occur unless it is an emergency.

~ The End ~