



# THE ASSOCIATION UPDATE

March 16, 2023

by Jeff Urbaniak (Unit #87)  
President

## MESSAGE FROM THE PRESIDENT

Hope everyone is doing well. So far winter has been kind to us--and luckily we continue to have good luck with our roofs. Yesterday, we held a Board of Directors meeting and here are some valuable pass-ons from that meeting along with an important Rules and Regulation reminder:

## VANTACA SYSTEM UP AND RUNNING

If you have provided an email address to the management company, then you should have received an email by March 15th giving you instructions for setting up your personal profile on their new system that will enable you to log on and check your fee balances due or make payments. You can also get access to insurance and governing documents. If you have not provided an email address, I recommend you do so to the management company so you can have the opportunity to enjoy the perks associated with this new program.

## PAY YOUR FEES

Please pay your fees in a timely manner. **Owners more than 60 days late in fee payments will lose their voting rights in the association and will be suspended from using the association's recreational property at the Landings Racquet & Swim Club until such time as can be verified by the management company that their fees are paid up to date.** For more information or clarification on this matter, read the amendments section of the CC&R-Declarations document pertaining to a paragraph under **Article V Section 10** of our bylaws that is titled **"Remedies for Failure to Pay Assessments."**

## LANDINGS RACQUET & SWIM CLUB UPDATE

The 2022 Annual Report for the Landings Racquet & Swim Club is out. It is available for you to read at: [www.LandingsRacquetAndSwimClub.org](http://www.LandingsRacquetAndSwimClub.org).

## POTENTIAL KEY LOCK BOXES

The management company will be looking into requirements necessary for the fire department to have emergency access **if necessary** to a key lock box to each building that contains a key to the unit that houses the main water line shut-off valve for the entire building.

## WEBSITE

Remember, the association has a website for your convenience to find out any information about the association. If you need to reference the bylaws, covenants and restrictions, lease agreement, Rules and Regulations booklet, or to get other information like the color of the building exterior paint, parking policies, fees, work orders, operating budget, trash day policies, grounds maintenance, recreation, procedures to shut off the main water line to your building, or even want to find out what's going on in Avon Lake, go to: [www.LandingsCondoAssociation6.org](http://www.LandingsCondoAssociation6.org)

## ICE

Be careful of the ice in the half-circle driveway. Even though it is March, there is still a good chance for some snow and sleet and freezing. Yard Works does not salt our driveway; however, you may salt pathways near your building or to your car. If you get low on salt, give me a call at (334) 207-3215 and I'll refill your bucket.

## RULES AND REGULATION REMINDER

**When a unit owner files a complaint with the management company about another owner violating a rule or regulation covered in our governing documents, the resident in violation will receive a "Notice to Cure" letter after the management company has verified the violation. Should there be a dispute between two or more parties about the complaint, the Board of Directors will get involved and render a decision on the matter that is based on factual evidence and is in the best interest of the association as outlined in the association's bylaws, covenants and restrictions, and rules and regulations.**

## 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 ~