



THE ASSOCIATION UPDATE

June 15, 2023

by Jeff Urbaniak (Unit #87)
President

MESSAGE FROM THE PRESIDENT

The Board of Directors met for a regular meeting this week. A lot of decisions had to be made in regards to exterior building repairs, expenditures, and residential requests. Here are some pass-ons from that meeting:

COMMON AREA MODIFICATION REQUEST

The board received a common area modification request from a unit owner. It was disapproved with the intent in keeping with rules and regulations established in the association's governing documents. Additionally, the unit owner requesting the common area modification violated a standing court order from the Lorain County Court of Common Pleas in 2007 that directed this owner at that time to remove all personal items from the common area and to not maintain, construct, or place any objects in it without prior board approval.

PRUNING, SHEARING, AND WEEDING

Pruning and shearing is scheduled for the last week of June. Weeding is done sparingly, not more often than twice a month. However, it was brought to Yard Works' attention that some areas have not been weeded at all. They indicated they will respond to spray with RoundUp or pull as necessary. Should the association want to hire someone for more timely or better quality weeding, it will cost extra. The association is part of a master contract with the other five condo associations and the Landings Racquet & Swim Club. As a result, we receive a cheaper bulk rate, cutting our lawn care and snow removal costs in half of what they would be if we were not part of a group contract. We currently pay only \$138 per week for lawn care and snow removal service. Weeding, pruning, and shearing to the standard you want will have to be managed individually or per building. Or, you may bring it up during the annual meeting in February to vote for a hike in association fees in order to obtain better and more timely lawn care and snow removal services. Furthermore, if you feel Yard Works missed a spot or didn't do something they are contracted to do, you may call them directly at (440) 933-3800 and complain. Be sure to give them your address and a description of the service lacking. Per contract, they cut grass once per week, either Thursday or Friday (weather permitting), edge and weed no more than two times per month, conduct spring clean up, conduct one deep edging per year, apply mulch (extra cost at time of application), perform pruning and shearing (two times: once in the middle of the mow season and once at the end of the mow season), apply five applications of turf fertilization, and conduct fall clean up to remove leaves and debris from the property.

WATER BILL

As a reminder, our water bill is a shared bill that the association pays for via fees collection from unit owners. The cost is estimated and applied toward the association budget, which in turn, establishes everyone's fees. The higher the water bill, the higher the fees in regards to the association budget. Don't abuse use of water. If a building's water bill is higher than normal, the management company will investigate to determine the cause. A special assessment will be in order for owner(s) causing the large bill.

LANDINGS RACQUET & SWIM CLUB UPDATE

The swimming pool is open for the summer. The hours are Noon to 8:00 p.m. daily, except during periods of inclement weather. Additionally, portions of Landings Way and the clubhouse parking lot will be repaved during the months of September and October. When this happens, the clubhouse will be closed to renters between September 18th and October 9th. Furthermore, cracks in the tennis and basketball courts were repaired. For more information about the Landings Racquet & Swim Club, go to: www.LandingsRacquetAndSwimClub.org.

WEBSITE

We have a website that contains all information about the association and its rules and regulations: www.LandingsCondoAssociation6.org

WORK ORDER STATUS

Drywall repair is needed in Unit 87 as a result of a roof leak last year, but the work order is being delayed to verify that exterior sealing of wood remains effective. The wooden steps leading up to Units 98 and 99 will be replaced. The wooden beam holding up the patios behind Units 85 and 86 is in need of repair, along with its floor boards. It is being evaluated to determine if it is more cost effective to fix the patio or to replace it entirely. These repairs will use up most of the budgeted funds for capital repairs this year. A request was sent in for concrete repairs at Unit 92; however, the association has not budgeted anything for concrete repairs at this time, therefore, no concrete work will be accomplished.

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 ~