



THE ASSOCIATION UPDATE

September 14, 2023

by Jeff Urbaniak (Unit #87)
President

MESSAGE FROM THE PRESIDENT

The Board of Directors met for a regular meeting last night. Here are some pass-ons from that meeting:

ANNUAL MEETING

The association's annual meeting of the owners is scheduled for: **Thursday, February 1, 2024, at 7:00 p.m.** at The Landings clubhouse located at 425 Avon Belden Road in Avon Lake. You will receive a notice in the mail regarding this meeting. *This is an important meeting for owners to attend as important votes will occur. If you cannot make it, be sure to send in the proxy form you receive in the mail or submit your proxy letter to the management company in advance of the meeting.*

NONPAYMENT OF FEES AND VIOLATIONS

It's not very pleasant to address these two issues; however: The association is owed a combined \$2,871.60 from three owners who have balances that are over 90 days late. The Board of Directors has no choice but to side with policy on these matters. If you become 90 days late with your fees, you will receive a legal collection letter notifying you of the matter and the consequences. Additionally, you will owe the association \$115 for the cost of the lawyer's letter. If the debt persists, a property lien will be filed and you will lose recreational privileges for the Landings Racquet & Swim Club. If you are having financial difficulty, seek counseling from a professional to find out options to help remedy your situation. I also recommend checking your mail on a regular basis in case, for some reason, you don't do that. If there's a letter from the management company, it's probably something important. Either it could be an assessment bill or it could be a notice about the annual meeting with important documents in it.

Additionally, if an owner **continually** violates a rule, regulation, covenant, or restriction, the Board of Directors will turn the matter over to the association lawyer to process actions outlined in *Article XI of our Declaration of Condominium Ownership* document which can result in the termination of the rights of the defaulting owner to continue as an owner and to continue to occupy, use or control his or her unit. All complaints submitted to the management company are verified with photos either by the manager or association president. Once a complaint is verified, the violator receives a Notice to Cure letter from the management company. If the problem isn't corrected, an enforcement assessment of \$50 per incident is charged to the defaulting owner. Regardless whether the fine is paid or not, continuous violations will jeopardize ownership privileges. The association's governing documents can be found in our website homepage at:

www.LandingsCondoAssociation6.org

MAIN WATER SHUT-OFF

With the age and risks associated with each unit's water valves, especially for the one that can shut water off to an entire unit, it will become necessary for the association to install a combination lock box that contains four keys--one to each bottom floor unit that contains their building's water shut-off valve. In the event that anyone has a problem with their unit's main water shut-off valve, it will become necessary to gain access to the unit in the building that contains the water shut-off valve to the whole building. If the owner (who possesses the building's water shut-off valve) is not home, a member of the Board of Directors will be required to have access to the unit for the purpose of shutting off the building's main water line. Before entering a unit under these conditions, a phone call to the owner will occur first for proper notification. Instructions for shutting off the building's water line can be found on our website's homepage at: www.LandingsCondoAssociation6.org

LANDINGS RACQUET & SWIM CLUB UPDATE

The swimming pool is closed for the season. Also, portions of Landings Way and the clubhouse parking lot will be reconstructed with new concrete very soon. Use caution when encountering roadblocks or other barriers that will be placed out in various spots while concrete dries. The clubhouse will not be available to rent between September 18th and October 9th. For more information about the Landings Racquet & Swim Club, go to: www.LandingsRacquetAndSwimClub.org.

PARKING

Residents for Landings Condo Association 5 will temporarily be allowed to park in Landings Condo Association 6's parking lot that runs alongside Landings Way while reconstructed concrete dries.

WORK ORDER STATUS

Drywall repair is needed in Unit 87 and ceiling paint touch up is needed in Unit 88 as a result of previous roof and building leaks. The wooden steps leading up to Units 98 and 99 were replaced. The wooden beam holding up the patios behind Units 85 and 86 is in need of repair, along with some of its floor boards. It is being evaluated to determine if it is more cost effective to fix the patio or to replace it entirely. The air ducts under Unit 93 need repairs after recent flooding. The air ducts under Unit 96 need exterminator service.

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 for approval at their next scheduled meeting. Call backs won't normally occur unless it is an emergency.

~ The End ~