



THE ASSOCIATION UPDATE

January 11, 2024

by Jeff Urbaniak (Unit #87)
President

MESSAGE FROM THE PRESIDENT

The Board of Directors met last night for a regular meeting and discussed some important work orders. 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 should have received a notice in the mail regarding this meeting. *This is an important meeting for owners to attend as important votes will occur. If you can't make it, be sure to send in the proxy form you received in the mail or submit a proxy letter to the management company in advance of the meeting.*

WATER SHUT-OFF

Each building has one bottom-floor unit (Units 85, 89, 96, and 100) that contains the entire building's main water line shutoff valve (see picture below). If water needs to be shut off for the entire building (all four units), someone will need to gain access to the utility room of the unit that has the building's main water line shutoff valve and shut the water off. Turn off the valve indicated by the arrow in the picture below next to the phrase "TURN OFF HERE." If, for some reason, the leak is occurring at this device, the knob indicated by the arrow next to the phrase "IF NECESSARY, TURN OFF HERE TOO" will need to be turned with a strong pair of pliers. Should water ever need to be shut off to any singular unit, it can be done so independently in those units without shutting off water to the entire building. There is a turn-off valve in each unit's utility room, typically under the utility sink, that can turn off water to the entire unit. There are also turn-off valves at each water source (toilet and sinks) that can turn off water only to those particular items. Furthermore, there is an extra turn-off valve under the kitchen sink on bottom-floor units that will shut off water to the spigots in the garage and outdoors.



During the annual meeting on February 1st, it will be briefed that the owners of Units 85, 89, 96, and 100 will have to provide a key to their front doors to the management company. These four keys will be stored in a combination lock box that will be affixed to the exterior of the building near the vicinity of Unit 85's front door. This will allow the management company or a member of the Board of Directors to gain access to a unit in the event the unit owner is not home during a water emergency that requires a building's main water line valve be shut off.

FALLEN TREE BRANCHES

If you have any fallen tree branches behind your unit, feel free to drag them to the edge of the street, either along Woodstock or Spinnaker. The city may just do us a nice favor and grab them up for us. Otherwise, we'll have to pay a contractor to get rid of them. If you need help with this task, give me a call at (334) 207-3215 and I will step over and assist if I am available.

LANDINGS RACQUET & SWIM CLUB

There are no updates at this time. The Landings Racquet & Swim Club's Annual Report will be before the end of March and will be available for you to read at: www.LandingsRacquetAndSwimClub.org

WORK ORDER STATUS

Roof repair above Unit 87 and Unit 88's garage is needed. Water damage is occurring on the inside at Unit 87 due to the leaking roof. The inside drywall repairs associated with this water event will be delayed until roof repairs are made and it has been validated that the repair has been effective. The wooden steps leading up to Units 98 and 99 need to be painted. A wooden beam holding up the patio behind Units 85 and 86 is in need of repair. It will be evaluated during the spring to determine if it is more cost effective to fix the patio or to replace it entirely. An air duct underneath Unit 93 has disintegrated completely, severely restricting airflow to the unit's bedroom. It is not feasible in cost to repair under the unit so the board voted on and approved installing the unit with a partial split system in order to provide heat and air conditioning to the unit's bedroom. Unit 92's garage floor will be evaluated to determine if there is a problem with dampness located along the base of the wall.

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 ~