



# THE ASSOCIATION UPDATE

October 30, 2024

by Jeff Urbaniak (Unit #87)  
President

## MESSAGE FROM THE PRESIDENT

The Board of Directors met yesterday evening to discuss routine business as well as establish the association's budget for 2025.

## 2025 BUDGET & MONTHLY FEES

The association budget for 2025 was determined to be **\$80,562.08**. A breakdown of specific costs for this operating budget will be mailed to all owners by December.

As a result, **monthly fees in 2025** for owners will be:  
Units 85, 86, 88, 89, 92, 93, 96, 97, 99, 100: **\$373.75**.  
Units 87, 90, 91, 94, 95, 98: **\$496.00**.

## 2025 ANNUAL MEETING OF ASSOCIATION OWNERS

**Date:** Monday, February 3, 2025.

**Time:** 7:00 pm.

**Location:** The Landing Clubhouse located at 425 Avon Belden Road in Avon Lake, Ohio.

## NEW ASSOCIATION RULE

A new rule was added in the Rules & Regulations Booklet pertaining to the Corporate Transparency Act passed by Congress on January 1, 2024, which requires members of the Board of Directors to file periodic Beneficial Ownership Information reports with the Department of Treasury's Financial Crimes Enforcement Network. To read the rule, go to [www.LandingsCondoAssociation6.org](http://www.LandingsCondoAssociation6.org) and click on the Rules & Regulations flashing link on the homepage.

## TRASH

Do not put trash out before 5:00 p.m. on the evening before trash pickup day. Doing so is not only a violation of association rules but also a violation of Avon Lake City Ordinance 1090.06. And do not place trash on the grass as it will interfere with landscaping efforts.

## PERSONAL ITEMS IN THE COMMON AREA

Be sure to not leave personal items out in the common area. The only items allowed to be stored outside in the common area *in a manner that doesn't interfere with landscaping efforts* are: grills, portable fire pits, proper dog waste containers, and preapproved items considered to be decorative or associated with specialized landscaping.

## SALT BUCKETS

Set out salt buckets. They will be filled with pet-friendly salt once it is purchased and delivered. An owner from each building should have placed the salt bucket in their garage at the end of last winter.

## WATER HOSES

If applicable, disconnect water hoses from outdoor faucets to prevent freezing of the faucet during the colder months.

## DOG MESSES

Be sure to immediately pick up dog messes anywhere on association or park property. Someone with a small dog has not been complying with this rule in spots near the mailbox hut.

## EMERGENCY/WEATHER ALERTS

To receive emergency, weather, and/or general notifications from the City of Avon Lake, go to [www.AvonLake.org/Alert](http://www.AvonLake.org/Alert) and register your name, phone number, and address, and indicate your preference on receiving notifications: either by text, email, or phone call.

## LANDINGS RACQUET & SWIM CLUB

The **2025 budget** for the Landings Racquet & Swim Club is **\$147,962.21**. The association's fair-share cost to pay for that budget (per procedure) is **\$10,772.16**. This cost is included within the association's budget. For more information about the Landings Racquet & Swim Club, go to its website at: [www.LandingsRacquetAndSwimClub.org](http://www.LandingsRacquetAndSwimClub.org).

## ASSOCIATION WEBSITE

[www.LandingsCondoAssociation6.org](http://www.LandingsCondoAssociation6.org).

## WORK ORDER STATUS

Gutters were repaired at Units 98 and 85. The stairs at Bldg 97-100 were painted. The trim on the front and side of each building was repaired. Exterior wood repairs still need to be made at critical spots on all four buildings. Trees need to be trimmed and cleared of dead and fallen branches. Wall repair is needed on the outside of Unit 99. Interior dry wall repairs (as a result of previous roof/building leaks) are needed at Units 87, 88, 90, 96, and 97. The wooden beam on the patio behind Units 85 and 86 is still in need of repair.

## 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. Other than emergencies, work order priorities are: 1) Seal exterior building holes. 2) Repair/paint exterior wood surfaces where needed. 3) Repair/paint interior damages caused by prior roof leaks. 4) Rebuild/paint steps, railings, and porches when excess deterioration presents a safety concern. 5) Repair any future damages to exterior buildings, grounds, and concrete, or trim/cut down trees on an "as needed" basis.

~ The End ~