



THE ASSOCIATION UPDATE

May 10, 2024

by Jeff Urbaniak (Unit #87)
President

MESSAGE FROM THE PRESIDENT

The Board of Directors held a meeting yesterday to review association business. Association funds are extremely tight so very little spending will occur until it can be verified that the roof replacement cost will be within expectations. The job is tentatively scheduled for July. Everyone received their special assessment bill in the mail. Be sure to pay in a timely manner.

SPECIAL ASSESSMENT FOR ROOFS

Special Assessments for roof replacements in the following amounts were mailed to the following units:

\$3,679.09 (Units 85, 86, 88, 89, 92, 93, 96, 97, 99, 100)

\$4,882.52 (Units 87, 90, 91, 94, 95, 98)

The special assessment payments are due to Lawrence Community Management Group by:

June 10, 2024.

As a result of the association having to pay this large bill on time, it is important that all owners pay their special assessments on time as well. The association will have no choice but to relinquish collection actions to legal representatives if necessary.

MULCHING

Yard Works normally lays down our mulch during the month of May. Be on the lookout for the signs they will post on Landings Way indicating the date they intend to be out.

CHILDREN PLAYING IN THE DRIVEWAY

Children are not allowed to ride scooters, roller skates, bicycles, or any other toy device in the condo half-circle driveway. Lately, children from Condo Association 5 have been coming into our area. The Condo Association 5 manager has been notified to

alert association 5 residents to stay out of association 6's area. If you see kids playing in our half-circle driveway, please don't hesitate to tell them to leave and to remind them they can't play in our area.

LANDINGS RACQUET & SWIM CLUB

The Landings Racquet & Swim Club 2023 Annual Report is available for view on their website at: www.LandingsRacquetAndSwimClub.org.

The swimming pool opens on the Saturday of Memorial Day Weekend and closes upon the conclusion of Labor Day Weekend. During the swimming season, it will be open daily from Noon to 8:00 p.m. except when Avon Lake schools are in session. Your residence's issued pool pass is required for entry into the swimming pool area.

The tennis and pickleball nets are up. A pickleball instructional video can be found on the Landings Racquet & Swim Club website.

WORK ORDER STATUS

Roof replacements for all four buildings is scheduled to occur sometime in July. Interior repairs at Unit 87 due to exterior water damage are still needed. The wooden steps leading up to Units 98 and 99 still need to be painted. A wooden beam holding up the patio behind Units 85 and 86 is in need of repair or possible replacement. A water leak in the garage of Unit 96 was patched. It, along with Units 88 and 97 garage ceilings will be fully repaired after the new roofs are installed. Unit 92's garage foundation is being evaluated for a ground water leak.

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 ~