



# THE ASSOCIATION UPDATE

August 7, 2024

by Jeff Urbaniak (Unit #87)  
President

## MESSAGE FROM THE PRESIDENT

The Board of Directors met on August 6th to discuss routine business as well as conduct an enforcement assessment hearing. The owner who requested the enforcement hearing canceled an hour and a half before the meeting, therefore, that portion of the meeting was rescheduled. The routine meeting proceeded. The association board re-emphasized its priority of work associated with repairs and improvements to the property. **The priority of work is (and has been):**

1) Completely seal the exterior of each building to prevent water damage on interiors. This involves replacing the roofs and repairing bad wood on the exterior of each building. 2) Repair interior drywall damage caused by roof or building leaks. 3) Respond to routine work orders as association funds permit and when affordable contractors are available.

**Exception to these priorities:** An emergency. Any verified emergencies will be responded to immediately with the objective being to resolve the issue or incident as fast as possible. When that occurs, all available funding will be used and supplemented, if necessary, with an owners' assessment.

## POWER OUTAGE

A tornado that touched down in Avon Lake on August 6th caused a power outage and damage throughout Avon Lake and its surrounding towns. To help expedite the priority of getting the electricity back on the grid impacting our condo association, call First Energy (Illuminating Company) at 1-888-544-4877 (1-888-LIGHTSS) to report the outage at your address. If this is accomplished by as many of us as possible, the response to our grid will be put on a higher response priority. When calling, a voice operator will ask you to confirm the beginning numbers of the address associated with your phone number. After that, your address will be confirmed as a reported power outage.

## ROOF REPLACEMENTS

All four building roofs were replaced. A final inspection is forthcoming. We were able to stay within budget so no additional assessments are necessary pertaining to

the roofs. The association board filed complaints to Lawrence Community Management Group about the lack of tarp protection that was exercised during the job, causing some damage to heat pumps, shrubs, and flowers in the common area and huge messes on four of the top-level patios. The contractor cleaned up the messes but it was still disappointing for owners to have to deal with each of these situations. The contractor will be reimbursing a few owners for some of the damages they caused during this job.

## LANDINGS RACQUET & SWIM CLUB

Due to the power outage, our swimming pool will be closed until our grid is back up and running and the water is at safe chemical levels. 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

All four buildings roofs are completed—a final inspection will be conducted before releasing the final payment. Gutter repairs are needed at by Units 98 and 85. Exterior wood repairs will be made at critical spots on all four buildings. Interior dry wall repairs (as a result of previous roof/building leaks) are needed at Units 87, 88, 90, 96, and 97. Two half-dead trees by Bldg 97-100 were removed. Units 92 and 93 may need water proofing inside their garage floors to alleviate a damp floor on the inside (D. Pawlowski indicated he will have the issue evaluated before initiating a work order). The wooden beam on the top-level patio for Units 85 and 86 is still in need of repair (J. Urbaniak requested to delay the project unless delaying would create a safety issue). Minor porch railing repair is needed at Unit 90. The stairs at Bldg 97-100 still need to be painted.

## 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 ~