



THE ASSOCIATION UPDATE

February 4, 2025

by Jeff Urbaniak (Unit #87)
President

MESSAGE FROM THE PRESIDENT

The Annual Meeting of Association Owners was held yesterday. A quorum was met with only 9 of 16 owners being present. Here is input from that meeting along with a few other pass-ons:

2025 ELECTION RESULTS

Val Bruck and Jane Koker were up for re-election to the Board of Directors. Both volunteered to continue to serve. No one else was nominated to run for either position. The owners voted in favor of both to remain in their positions. Following the meeting, the Board of Directors met and conducted an internal vote for the following board positions. The results:

President: Jeff Urbaniak (Unit 87)

Vice President: Carol Ripley (Unit 97)

Secretary: Val Bruck (Unit 86)

Treasurer: Jeff Urbaniak (Unit 87)

At Large: Judy Osty (Unit 93)

At Large: Jane Koker (Unit 96)

FUNDED VS. NOT FULLY FUNDED RESERVES

In an effort to keep association fees as low as possible, the owners present voted in majority to waive the fully funding requirement for the reserve account in 2026. Waiving the fully funding requirement constitutes owners' agreement to pay for special assessments should they become necessary if association funds cannot cover the cost of a capital repair project.

END OF YEAR TOTAL CASH ASSETS

At the end of 2024, the association's cash assets balance closed out at \$20,760.33.

PRESIDENT'S REPORT

During 2024, each building in the association received a new roof with weather guard installed. Additionally, portions of wood siding on the buildings were patched or replaced--more is slated for patching and replacement in 2025. The porch behind building 85-88 is slated to be replaced in 2025. Interiors of some of the buildings and garages that were damaged due to previous roof leaks are slated to be fixed as soon as it can be verified that exterior building walls are patched and sealed. Lastly, some trees are slated for uplift trimming during 2025. The Board of Directors will do its best to begin accruing funds to help offset the cost of the impending paint job that will be required in a few years for all four buildings, as well as for future exterior wood repairs and concrete patchwork (as needed). Additionally, the association will remain in the master landscaping and snow removal contract that serves all six condo associations in The Landings as well as the Landings Racquet & Swim Club. Doing so enables the association to benefit from the cost savings associated with being included in a bulk service contract rather than a stand-alone contract. This savings amounts to approximately \$5,000 per year.

LANDINGS RACQUET & SWIM CLUB (LRSC) REPORT

A portion of each owners' association fees are used to fund the LRSC's operations and maintenance as well as the association's lease fee to Kopf Builders that allows residents to have access to recreational facilities and property. Currently, \$56.11 per month is apportioned from each owner's association fees to pay for LRSC operations and maintenance and \$16 per month is apportioned to pay for the association's lease fee to Kopf Builders. In 2024, the LRSC spent \$9,740.99 on capital repairs or improvements, ending the year with total cash assets of \$158,262.06. The LRSC's 2025 annual operating budget is \$147,962.21. The LRSC's 2024 Annual Report will contain more detailed information about its costs, operations, and maintenance and will be available for public view on line by March 31, 2025, at www.LandingsRacquetAndSwimClub.org.

SALT BUCKETS

Each building's salt buckets were filled with pet-friendly salt. Salting of sidewalks/steps is a self-help task to be conducted as necessary by any resident in the building. If a building's bucket gets low on salt, call Jeff Urbaniak at (334) 207-3215 and the bucket will be filled.

TRASH

This statement needs to be repeated from the last newsletter: 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.

DOG MESSES

This statement needs to be repeated from the last newsletter: 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.

ASSOCIATION WEBSITE

www.LandingsCondoAssociation6.org

WORK ORDER STATUS

Exterior wood patching/repairs are needed on all four buildings, especially on Bldg 97-100. Some trees need to be uplift trimmed. Interior dry wall repairs (as a result of previous roof/building leaks) are needed at Units 87, 88, 90, 96, and 97. Bldg 85-88's porch needs to be replaced.

WORK ORDERS / COMPLAINTS

To request a work order, call Lawrence Community Management Group at (440) 937-2800. 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. To file a complaint, follow the procedures in the association's Rules and Regulations Booklet (available on the association's website at www.LandingsCondoAssociation6.org).

~ The End ~