



THE ASSOCIATION UPDATE

March 5, 2025

by Jeff Urbaniak (Unit #87)
President

MESSAGE FROM THE PRESIDENT

The Board of Directors met yesterday to discuss routine business as well as plan maintenance projects. Here is input from that meeting along with a few other pass-ons:

PARKING

Do not park directly in front of garage doors as that is not an authorized parking space. This infraction interferes with drivers pulling in and out of adjacent garages and also hinders plowing and delivery efforts. Per the Rules & Regulations Booklet that can found on the homepage of our website at www.LandingsCondoAssociation6.org, owners are to use their garage as their primary parking space. Other parking spaces are available for extra vehicles in the parking lot that surrounds the central grass area between Landings Way and the half-circle driveway. Should our parking lot be full for any reason, overflow parking is available in the Landings Racquet & Swim Club parking lot which is located in the last row of the shopping plaza directly behind the tennis and pickleball courts. It is allowable to load and unload in the driveway for up to 15 minutes. Any deliveries lasting longer than that should be coordinated with adjacent neighbors to allow them the opportunity to pull their vehicle out of their garage in advance of being blocked in.

STREET DRAIN

The east side street drain on Landings Way was repaired as it was beginning to sink in. Do not drive over it while the orange traffic cones are set up around it.

ICY CONDITIONS

Be EXTREMELY careful walking across the driveway when weather conditions cause icy conditions. Sprinkle the salt provided by the association to melt areas you walk in, especially sidewalks, steps, and pathways to fronts of garages and to vehicles.

SALT BUCKET (REMINDER)

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

LANDINGS RACQUET & SWIM CLUB (LRSC) REPORT

The LRSC's 2024 Annual Report is being finalized and will be posted on line by March 31, 2025, at www.LandingsRacquetAndSwimClub.org.

DOG MESSES

This statement needs to be repeated from the LAST TWO newsletters: *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.

CORPORATE TRANSPARENCY ACT (CTA)

Dave Pawlowski, our association manager, informed the Board of Trustees that the recently mandated CTA that the Board of Trustees had to abide by has been rescinded.

WORK ORDER STATUS

Massive holes in the building wall and window sills on the outside of Unit 85 and 86's bedroom windows were repaired. Final touches and painting are still required. Exterior wood patching/repairs are needed on all four buildings, especially on Bldg 97-100 where the walls on the southeast side need to be replaced with fresh wood. Some trees throughout the common property are scheduled 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—repairs will be planned upon completion of building exteriors. Bldg 85-88's porch needs to be replaced. It is still stable for the time being. It is being monitored. It will be replaced at some point during the summer.

WORK ORDERS / COMPLAINTS

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

~ The End ~