



# THE ASSOCIATION UPDATE

June 10, 2025

*by Jeff Urbaniak (Unit #87)  
President*

## **MESSAGE FROM THE PRESIDENT**

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

### **COMMON AREAS**

A few complaints came in about residents leaving personal items in the common area. Ensure you pick up and stow away any items you use in the common area. Only grills, sealed pet waste containers, portable fire pits, and approved decorative items can be left out in the common area. Hoses must not interfere with lawn care service.

### **RULES & REGULATIONS BOOKLET**

View the association's Rules & Regulations Booklet, as well as the bylaws and declarations of ownership documents at [www.LandingsCondoAssociation6.org](http://www.LandingsCondoAssociation6.org).

### **TRASH DAY PROCEDURES**

Trash Day is Friday. Place trash bins or bags at the curb on either end of the half-circle driveway (away from the building where the driveway intersects with Landings Way) no earlier than 5:00 p.m. on Thursday night. Bins or cans, if used, need to be returned to garages by midnight on trash collection day. Bulk items are authorized to be placed out on any Trash Day. Do not place trash or trash bins on the grass.

**Note:** Putting trash out sooner than 5:00 p.m. on the evening before the designated Trash Day and not returning containers to their authorized storage area within 24 of trash collection is a violation of Avon Lake City Ordinance 1090.06.

**Second Note:** If any of the following national holidays occurs during the week, Trash Day will be moved to Saturday. (On those occasions, place trash out no earlier than 5:00 p.m. on Friday night.)

**Memorial Day**

**July 4th**

**Labor Day**

**Thanksgiving**

**Christmas**

**New Year's Day**

Republic Services is the company that picks up the association's trash.

### **LAWN CARE SERVICE**

Yard Works was contacted about the lack of weeding accomplished in landscape beds. They indicated they will conduct proper weeding within the next two weeks.

### **LANDINGS RACQUET & SWIM CLUB (LRSC) REPORT**

The tennis, basketball, and pickleball courts are having surfaces crack-filled and repainted. The clubhouse was painted in the main interior of the building. The swimming pool opened on June 5th and closes September 1st. New this year: the pool will be open on Avon Lake school days in August. Each residence should have received a letter from the LRSC in May that provided valuable information about the recreational services. To follow updates pertaining the swimming pool or other recreational services, follow the LRSC Facebook page or go to the LRSC website at: [www.LandingsRacquetAndSwimClub.org](http://www.LandingsRacquetAndSwimClub.org).

### **WORK ORDER STATUS**

Final touches and painting were accomplished outside of Unit 85 and 86's bedroom windows. 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. Bldg 89-92 has a large hole in the wall on the south side of the building where a birds nest has formed. It needs to be fixed or patched. Bldg 85-88 porch started to fall apart. It was repaired and painted. Some trees throughout the common property need to be uplift trimmed (contractor did not come out during the winter as was previously requested—this work order may have to wait until December). 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. No concrete repairs will occur in 2025.

### **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](http://www.LandingsCondoAssociation6.org)).

~ The End ~