

Laurelwood Condominium Homes Newsletter

KNOW THE RULES!

Along with this newsletter, you have been issued a copy of the Laurelwood Condominium Homes Association Rules and Regulations. Every community association has Rules and Regulations and every owner should have a copy of the Rules and Regulations of your Association. In the event of any changes, the Board will notify you and send you those updates. Owners who rent their units must provide their tenants a copy of the Rules and Regulations and be cognizant that owners are responsible for their tenants following the Associations Rules and Regulations policies.

Your Rules and Regulations should be kept handy and be your first source to answer any questions you may have concerning most matters. The Management Company is assigned to assure that all residents are abiding by our rules.

OUR NEW WEBSITE

Yes its true. Our community now has a website. This is where you can find it all. You can view the Rules and Regulations, read up to date announcements and news, submit and/or download your required forms, and pay your condo assessments online. Our site has been designed so you can get the information you need at your leisure, and best of all, it is accessible by your computer, smart phone and tablet. Go there and check it out, bookmark it as a favorite and be sure to visit it often.

WWW.LAURELWOODCOLUMBUS.COM



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Special points of interest

- Know your rules and regulations
- Get approval on improvements
- Register your vehicles
- New Property Managers

New Property Management Company

As you are aware, 2017 has seen some changes for your association. Not only has the community chosen new board members, but we have a new management company, HomeARCH Property Management. The Board of Directors and HomeARCH have met throughout the end of 2017 and into 2018 with plans to achieve financial goals, make some necessary improvements to the community, as well as, increase compliance of the Rules and Regulations of the Association.

In addition, the Management Company is committed to providing improved communications

and responsiveness to your needs. If you have any questions, concerns, and/or suggestions please do not hesitate to contact them!

HomeARCH Property Management
614-603-6357.

For after hours maintenance (non-emergency) please call 614-403-0027.

The new mailing address is:

Laurelwood Condominium Association
P. O. Box 297804
Columbus, Ohio 43229

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Visit:
WWW.LAURELWOODCOLUMBUS.COM

Board Members are Volunteers

Board members serve without compensation and are responsible for making decisions affecting all LCHA owners property. Decisions concerning the property are made during the Board meetings. In between meetings the Board relies on the Management Company to carry out the Board's directives, objectives and goals, both long-term, short-term and financially .

Additionally, the Management Company handles all communications by and amongst the Association's owners, contractors and vendors. Board members are not individually responsible for resolving Association matters and can only decide on issues brought to their attention by the Management Company to assure that your concerns are properly addressed and answered.

The Board requests and appreciates your cooperation in respecting that each Board member is a volunteer and are not employees of the Association or Management Company. Board members give their time, skills, and efforts with no compensation. Board members are not paid because they are Priceless.

Water Meters– Coming Soon!

Over the coming months, the Association will begin installing water meters to each individual unit. Once these meters are installed, you will be responsible for your own individual water usage. As you may know, the board is tasked with budgeting for water each year. All Associations that have to budget for water usage find that the process leads to inconsistent financial results, unfair association assessments, and discontent from individual owners. This task of budgeting becomes more complicated by the differences of the occupancy of each unit, leaking faucets, running toilets, and other items that are the individual owners responsibility. Over the past 10 years, most Associations have been reluctant to increase monthly assessments in relation to the increases in water that is supplied by the City of Columbus, thus shrinking the dollars that are available for capital expenses and general repairs and maintenance. Individual water meters solves these problems.

In summary, giving individual owners the control of their water usage, it will be fair and equitable for each unit owner and allow the Association to focus on the portion of the budget that is of utmost importance- the maintenance and repair to our community.

Common Area Plantings Require Board Approval

It is springtime and the thought of blooming flowers raise the spirits of all. However, when living within a community association, it is important to remember a property-wide “scheme” exists. As a general rule, owners are NOT permitted to plant in the common areas unless they receive the prior written permission of the board. If uncertain, owners should check with the board and note that even if permission is obtained, common area plantings become contributions and remain subject to control by the board. In an Eighth District Appellate case, the Ohio court addressed the issue of plantings by an owner in the common areas. A unit owner was granted permission to plant flowers in the common areas. A few years later the board issued revised guidelines for all plantings to ensure a uniform appearance. Thereafter, a substantial number of the unit owners’ flowers, including perennials that had been planted in prior years, were removed. The unit owner sued the association seeking recovery of funds expended for the plantings installed over the prior years. The Small Claims Court, the Municipal Court, and ultimately, the Ohio Court of Appeals, all rejected the claim for damages. The Appellate Court dictated that even if the board did disturb the plants, the unit owner suffered no legal injury. The board has ultimate authority to control the common areas of the condominium. Regardless of how beautiful the plantings may be, it is important to remember that the land is “common area” and as such, is subject to the association’s control. In community associations, “permission prior to planting” is even more important than a good fertilizer.

The Association Concept

The association is the cornerstone of a planned residential community . It gives continuity to the community, preserves the architectural integrity and maintains the common properties. Properly run, it promotes the community concept and protects the community’s property values. Members of the association have two responsibilities : one to themselves and to their individually owned property and one to the association and the community concept. The individual responsibility requires the member to occupy, maintain and use the property in accordance with the restrictive covenants. By meeting financial obligations, the members avoid the possibility of liens against the property and additional penalties and costs at the time delinquent assessments are collected. Apathy by individual members can render the association ineffective and destroy the community concept. To maintain the quality of life that accompanies a well-maintained residential community, each individual member must do his or her part. The success of the association depends on how well each member meets and keeps these responsibilities.

Windows and Doors– Approval Required

Approved

Product Highlight

Item: Front and Rear Storm Door

Color: Bronze

Model No: EMCO Series 100 or 200.

Higher end models also available

Available: Home Depot



Are you looking for guidance on updating various items to your unit. The association has begun to keep a list of approved products to assure that the association maintains its aesthetic congruence. In the past, some owners have made replacements without the approval of the board. Its important that all owners understand that if an item is replaced, and it has not been approved, the association will exercise its right to have the proper product removed and replaced. This process could be very costly to owners if this occurs. For example, if a unit owner purchases and installs non-approved windows, you may be required to have those windows removed and replaced with association approved windows. Not only will the owner have to pay for the windows that had to be removed, the owner will be responsible for the new windows and any costs associated with enforcing the rules and regulations. Approval of these items will be approved or disapproved quickly. For approvals of windows and doors you must utilize the “Improvement Authorization Form” and submit it to the Management Company.

Insurance? Do Not Assume You Are Covered

One of the most common mistakes made by owners within community associations is the failure to obtain a homeowners insurance policy. Here are two examples of very different fire situations, both of which exposed owners with insufficient insurance. In the first instance, an owner within a homeowners association experienced a significant fire. The association maintains the exterior of the buildings but the Declaration required the owner to insure the home. The homeowner assumed that since the association maintained the exterior that it also insured the interior. Maintenance provisions are not the same as insurance provisions, and as a result, the fire damage was not covered. You can imagine the owner’s anguish. In the second instance, an owner within a condominium suffered interior unit fire damage. While this association’s policy covered the structural components of the condominium, the owner assumed the association covered everything and had no insurance. This owner also had uninsured damage to carpet, clothing and furnishings. The governing documents of community associations define insurance responsibilities, and they are separate and distinct from maintenance responsibilities. Do not assume that the association maintains and insures. Have your own professional insurance agent review your governing documents to advise you on your insurance requirements.

Parking Rules and Regulations

Each unit owner is allowed two vehicles per unit. There is also no parking along curbs and/ or behind other vehicles. Any owner in violation will receive a warning sticker posted on their window as a first warning. After first warning, vehicle will be towed. Vehicles parked in others assigned spaces will be towed immediately.

All towed vehicles can be recovered by calling Shamrock Towing at 614-882-3555.

All owners must supply vehicle information on the **Emergency Contact Form**. Failure to provide this information may also result in yours or your tenants vehicles being towed. For more information on parking, please review your rules and regulations.

Don't delay, register your vehicle (s) today!



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Is Your Patio Ready for Spring?

As stated in the Rules and Regulations all patios need to be neat, orderly and maintained to the following standards:

1. Do not hang anything on the outside of the patio fences.
2. Ornamental trees are permitted but must remain BELOW the fence line.
3. Patio table umbrellas in good condition are the only items allowed above the fence line.
4. Furniture designated for outdoor use is the ONLY furniture permitted on the patio or front porch stoop.
5. Planting flowers or vegetables inside the patio is permitted, but must remain neat and weed free.
6. The use of BLACK mulch is permitted as long as it remains free from interference into the common elements and or other unit owner's patios.
7. Plantings outside the fence, requires prior board approval.
8. No flammables are to be stored on the patio.
8. Keep your patio gate closed when not in use.

HomeARCH Property Mgmt.

Management

Financial Budgeting

Rule Enforcement

Renovation

Repair

Your Management Company

We are Patricia and Stan Thomas, your property managers. As property managers, we want you to know that we are here to not only assist your Board of Directors achieve their desired goals, but we are here to assist you.

Over the past several months, we have met many owners and take pride in getting to know each and every owner. As many have noticed, we are hands on property managers, not afraid to get our hands dirty to make repairs, plant flowers, paint, fix fences or just walk the grounds to make sure things are ok. As a manager who has worked with many boards of directors, I have to say that your current board of directors is one of the best and you should feel confident in your community and the future it holds for its owners.

We look forward to hearing from you.

Patricia and Stan Thomas

HomeARCH Property Management

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Laurelwood Condo Association

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Laurelwood Condominium Owner

HomeARCH
Upgrade Your Lifestyle