



THE LEGENDS AT ABERDEEN
ABERDEEN BLVD., HIGHLAND HTS., OH 44143

Newsletter

October 2017

VACANT LOT POSSIBILITIES

The owner of the vacant parcels by building 324 and 333 again proposed to develop those lots by putting duplex buildings on them. These buildings would not be condominiums, but fee simple units which would be subject to some of The Legends restrictions. For aesthetic continuity the Board would want certain services, such as landscaping and irrigation, to be provided by the condominium association for which the new owners would pay. The Legends would need to establish a relationship to accept them in order for those owners to be members of the Master Association.

As an alternative the Board has discussed purchasing those parcels and leaving them as they are now - as parking and green space. Paul Murphy, on behalf of the Board, has initiated negotiations with the owner to determine at what price he would sell the land. The owner was not receptive to donating the land.

The land cannot be purchased without the consent of 75% of the owners, and an amendment would be required. If the association does not purchase the land, then accepting the buildings and charging the owners for certain services would also require the consent of 75% of the owners, and an amendment would be required.

We expect to have information by the time of the Annual Meeting about the cost for purchasing the land, as well as financing options.

Please attend this year's Annual Meeting for discussion on this topic. An amendment will be required for either option and it is imperative that owners understand the impact of the choices.

PLEASE ATTEND THE ANNUAL MEETING

BOARD MEMBER SERVICE

Many people assume they are not able to serve on the board because it takes too much of their time. By and large the main time requirement is to come to the board meetings and make decisions about the things the property manager has researched, which is once every other month for 1– 1-1/2 hours. The Board also does a walkthrough of the property and attends legal seminars to keep current on trends. Complaints and service needs are reported to Stevens Management and not to individual Board Members.

There are many reasons why you should run for the board too like suggesting improvements with landscaping/snowplowing/maintenance and being sociable. Meet your neighbors, make friends, and exchange opinions.

Association work isn't drudgery. It's fun accomplishing good things with your neighbors. If you are interested and would like to volunteer to be on the board, please contact Stevens Management.



2017 HIGHLIGHTS

Cooler and wetter weather assisted the irrigation system in keeping the lawns green most of the summer. We were able to save some money by turning the system off at times. The Board did a walkthrough in early June and most projects that were identified were normal routine maintenance items. Projects completed have been:

- ◆ Sealing the “A” unit entry stone walls,
- ◆ Caulking wide gaps in concrete within phase 1 of the property
- ◆ Paint maintenance and doorframe repairs. *Please note that doors and windows are Limited Common Elements. If a frame deteriorates to the point where it cannot be fixed, it is an owner's responsibility to replace. Please consider getting a storm door for the garage man door. These frames are exposed to the weather and easily deteriorate. A storm door will also protect the door from weathering, and prevent you from having to paint so often. Contact the management company if you intend to install one.*
- ◆ Replacement of dead or missing plants will be completed soon, as fall is the best time for planting.
- ◆ Many faded shutters have been painted.
- ◆ Column replacements are being done on the last phase of “C” units.

REMINDERS

- ⇒ If you pay your maintenance fee by check, **PLEASE** make the check to **The Legends at Aberdeen**, and not to Stevens Management. Make sure your address is on the check. If you have your bank send a check, please make sure they make the check out to **The Legends**. Maintenance fees are due on the first, and subject to a \$25 late fee if received after the 10th.
- ⇒ Consider signing up for Direct Debit. There is no cost and you can never be late!
- ⇒ Pet owners—please remember to pick up each time and properly dispose of pet waste in your garbage can.
- ⇒ Resident vehicles must be parked in the garage. If there are more than two vehicles, then parking should be in the driveway immediately in front of the garage.
- ⇒ **SNOW BIRDS**—remember to let Stevens Management know when you leave, and make sure we have an emergency contact for you.



HOLIDAY DINNER AT STONEWATER

Save the date: **December 7 at 6:00 p.m.** to meet friends and neighbors at Stonewater.

This year there will be Heavy Hors D'Oeuvres instead of a sit-down dinner, so please join the group and come socialize.

For reservations email Tony Burrillo at tburr1@sbcglobal.net or call 440-442-4897.

RUBBISH AND HOLIDAYS

Remember that Thanksgiving will cause rubbish & recycling collection to be delayed until Friday. Please do not put containers out until Friday morning after Thanksgiving



BOARD OF DIRECTORS

President—Kathy Retz
1st Vice President—Pat McNeilly
2nd Vice Pres—Teresa Burello
Treasurer—Rosemary Vacc
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Visit thelegendsataberdeen.com

Questions, comments or service needed?

Contact Stevens Management
support@stevensmgtsrvs.com
call 440-951-3363 weekdays 9-5.

After hours emergency # is 440-974-4655.

Fax number is 440-951-6436.