



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

Newsletter

December 2017

2018 BUDGET

The Board has approved the 2018 budget and a copy is enclosed for your reference. Preparation of the budget is one of the primary duties of the Board, as the budget determines the amount of money each owner contributes to the maintaining and enhancing the property. ***The Board is pleased to announce that there will be no change in maintenance fees in 2018 and they will remain at \$260 per month.***

Although the total collected will remain the same, there are differences in how the money is expected to be allocated. The maintenance fee is comprised of three components: the Reserve Fund, the Master Association Fee, and the Operating Fund.

Reserve funds are used for long-term capital replacement items, such as stone replacement, concrete repairs and the eventual replacement of roofs and siding. The State of Ohio requires associations to fully fund their reserves so that future repairs can be made without the need for a special assessment. The Board is budgeting for a new Reserve Study next year to verify that the amount being contributed is adequate.

The **Master Association** fee is \$30 per month of your overall maintenance fee, and is paid equally by all Aberdeen Community residents. This goes towards maintenance of the recreation building, pool, tennis courts, walking path and landscaping owned by the Master Association.

The **Operating** fund is used for all other routine services.

- ♦ Administrative expenses overall remain similar to this year. The accounting category is increased to encompass a CPA Review of the financial records kept by the management company
- ♦ Landscaping: the board is obtaining bids for landscape service this year. Ianiro's proposal for next year is at the same rate as 2017, so the budget is

based on their service. Other programs such as fertilization and replacement of overgrown plants are expected to continue as usual.

- ♦ Maintenance and repair categories include items either called in by owners or observed on walkthroughs.
- ♦ Insurance is carried by the association on the building's common and limited common elements. The association also carries a Fidelity Bond and Director's and Officer's liability. Owners must insure their units from the drywall in. Taxes are paid on interest income generated by the association's reserve accounts.

The Board makes every effort to balance setting maintenance fees at a reasonable level while having enough funds available to take care of current operating and future replacements needed on the property.

If you are on direct debit, please note that \$260 will be drawn from your account beginning in January. If you pay by check, then coupons and remittance envelopes are enclosed with this mailing. Owners who have their banks send checks will receive only coupons in the mailing for your reference. ***Please make sure all checks are made payable to The Legends***, and not to Stevens Management.

If you have questions on the budget, please feel free to contact Stevens Management.

Don't Forget!!

LEGENDS HOLIDAY DINNER

Thursday December 7 6:00 p.m. at Stonewater

Scrumptious heavy appetizer menu

Join Friends and neighbors for holiday cheer.

Contact Tony Burrello to sign up.

440-442-4897 or tburr1@sbcglobal.net





Snow Policy

As we all know from being Ohio residents, snow and ice are a fact of life in our state. Everyone must proceed more cautiously as dangerous conditions are everywhere in freezing temperatures. As is standard for associations throughout our area, the Association's snow plow contract calls for snow to be plowed from the driveways and sidewalks when snowfall exceeds two inches.

When snow falls at night, the drives should be plowed by 6:30am. When snow falls during the day, plowing should be done by about 5:00 p.m. ***The contractor's ability to meet these times depends on how hard it is snowing and when it starts falling.***

The city of Highland Heights plows the streets, and sometimes their service is after our driveways have already been plowed. The contractor does check back mid-morning to see if a cleanup of the aprons is necessary.

Owners are welcome to put a de-ice product on their drives and walks as needed. The Association urges everyone to be mindful that slippery conditions may exist anytime the temperature drops below forty degrees. Since walking anywhere (shopping centers, store parking lots, etc.) is risky during the winter, individuals need to take precautions and adapt to the conditions.

The Association does not guarantee or promise protection against such hazards. Your care and attention to the conditions that exist is therefore necessary to ensure your safety while on the property.

Winter Reminders

- * **Parking:** The garage must be available for parking the first two motorized vehicles. Additional vehicles belonging to residents and guests must be in the driveway immediately behind the garage. ***Do not park in the common driveways—especially during snow season.*** This will interfere with the plowing contractor's ability to plow neighbors' driveways and causes difficulty for other residents' ability to access their driveways and garages.
- * **Ice melt containers** are placed near the mail houses. Please feel free to spread the ice melt as needed when conditions require. Do not place unwanted mail in the containers.
- * **C & F Unit owners**—make sure to adequately heat the downstairs foyer. The main water line that enters through the closet on the first floor can freeze if temperatures are very low for an extended time. In extraordinarily cold temperatures, you may wish to run a stream of water in the master bathroom to prevent frozen pipes.
- * **Holiday Decorations** are welcome, but please do not attach anything to the building with nails or screws. Vinyl siding and aluminum cannot be patched. Lights, wreaths or other decorations should be attached with clips. Roof displays are prohibited. December decorations should be down by January 15.
- * **Pet owners:** Remember to pick up and properly dispose of pet waste all year long.



HEAT CABLES

If you have heat cables, leave them one once it starts snowing. Cables are not designed to melt an existing ice dam but are intended to prevent them from forming.

Leave them on!!

HOLIDAY RUBBISH SCHEDULE

Pickup will be one day later during the weeks of Christmas and New Years. Please don't put cans out until Friday of each week.



BOARD OF DIRECTORS

- President—Kathy Retz
- 1st Vice President—Pat McNeilly
- 2nd Vice Pres—Teresa Burello
- Treasurer—Steve Guyton
- Secretary—Micki Murphy

Visit thelegendsataberdeen.com

Questions, comments or service needed? Contact Stevens Management email: support@stevensmgtsrvs.com call 440-951-3363 After hours emergency # is 440-974-4655.