



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

Newsletter

April 2017

YEAR-END FINANCIALS

Enclosed is the financial statement for the year ending December 31, 2016. The income statement reflects your actual expenses in the first column, compared to the budget in the second column. The Board does its best to operate within the bounds of the budget, but there always varies. Since not all services are on a fixed price contract there are times when expenses are greater or less than anticipated.

Major projects last year funded with reserve money were the 2nd phase of column replacement on balcony units, and replacing cap stones on some "A" unit entry walls due to deterioration.

The balance sheet outlines total assets for your association, which is mainly your operating and reserve funds. The Board maintains funds in FDIC protected money market and certificates of deposit accounts at the best rates available.

If you have any questions on the financial statement, please contact Stevens Management.



SATELLITE DISH INSTALLATIONS

AT&T and other providers are promoting satellite service. Please note that there was an amendment to the Declaration that was put in place by the Developer, designating where satellite dishes can be placed on the roof. In order to install a satellite dish, owners must obtain prior written approval. To do this, contact the management company. We will send you a license agreement and a diagram of where the dish can be placed. **A deposit of \$250 will be charged to cover the cost of repairs that will be needed when the dish is removed or replaced.**



The location on the buildings that is designated for dish installation is an area not easily visible from the ground. This was established because satellite dishes are not aesthetically pleasing. In order to mount the dish, they must attach into either roofing or siding materials, which will eventually need to be repaired or replaced if service is changed or no longer needed.

Some companies send installation technicians that are not authorized to get off of their ladder and walk on the roofs. If you are considering installation, please advise the company that the installation requires that they get on the roof. This will save the company and the owner some aggravation and time.

If dishes are installed in the wrong location, then building repairs are needed when the dish is removed and relocated. These repairs are made at the owner's expense.

If you had dish service and change to another type of service no longer using the dish, then the dish needs to be removed. The roof space available for dishes is limited.

DOORFRAMES

It is recommended that owners/residents install a storm door on their garage man doors. These areas are not protected from the weather at all. The rain and snow gets straight to the wood, sits on the threshold and wicks up the frame. The Association has been making repairs to these areas, but if it keeps happening the frame will eventually need to be replaced.

Doors are Limited Common Elements and are the Unit Owner's responsibility. Contact Stevens Management. We can replace the trim around the man-door with plastic before the storm door is installed, and advise owners as to what permission is needed.

2017 PROJECTS

Ianiro Landscaping will resume their services this season. This IS a mulching year, so we suggest that residents refrain from planting flowers until our cleanup and mulch application is completed.

Ogrinc Dura Lawn will again provide fertilization and weed control to the lawns, as well as fertilization and pest control to the plants and trees.

Improvements have been made to the irrigation system. A master valve was placed on the system so that when it is not actually running, excess water cannot be lost due to leaks in the lines which will help to control the water expense.

Please note that the association's irrigation system does not extend to the planting beds. Owners are responsible to water shrubs and trees. If we get a dry spell this summer, please water plants and trees within the planting bed at your unit.

The final 1/3rd of the C unit balcony columns will be replaced this season. The cap stones on the "A" unit walls on phase 3 (norther circle) will be sealed this year.

Plants, trees, concrete, doorframes and other repairs needed to the property will be reviewed at a walkthrough once the leaves are out and we can see the condition of everything. The main purpose for the walk-through is always to look for things on the property that the association needs to attend to. However, if there are obvious maintenance issues at your unit that need attention, you may receive a warning about it. While on the property Management will be trying a new message system to owners to expedite communications and avoid the time and expense of using the mail. A form like the one shown here will be taped to your front door.

COMMUNITY ALERT Phase 2 of Cuyahoga Airport improvements will involve a 24 hour, 7 day/week work beginning May 31 through July 31. ***Prepare for noise and inconvenience!***

NO SOLICITING stickers for your front door window can be obtained from the Highland Heights Police Department. Soliciting is prohibited at The Legends. You do not have to open your door to solicitors.

STEVENS MANAGEMENT SERVICES INC. 38119 STEVENS BOULEVARD WILLOUGHBY, OH 44094 (440) 951-3363 FAX (440) 951-6436 Email: support@stevensmgtsrvs.com
Date: _____
Unit Address: _____

Owner Maintenance Required
Unauthorized Items in Common Elements
Landscape Maintenance Required
Misc. Pet Violation
Vehicle/Parking Violation



REMINDERS

- ⇒ If your hot water tank has never been replaced or if it more than 8-10 years old, consider it on borrowed time. Damage can be costly and inconvenient if it "lets go". If your tank is original, make sure to have it inspected and replaced if needed.
- ⇒ Propane tanks should always be stored outside. To store them in the garage is a fire hazard. If you are in an upstairs unit, tanks can be stored on your front entry area. Please **never** in the garage!
- ⇒ Grilling should always be done at least 15' from the unit. You can store the grill near the building when it is not in use, but the heat from the grill can melt or damage the siding. Be careful!
- ⇒ Clean your dryer vent from within the unit, as well as the exterior flaps. Debris can prevent your dryer from working properly, and be a fire hazard.

BOARD OF DIRECTORS

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1st Vice President—Pat McNeilly
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Visit thelegendsataberdeem.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.