September 2, 2018

Dear Unit Owners,

With the end of Summer 2018 rapidly closing in, a CONRATULATIONS and THANK YOU goes out from The Board to all unit owners. This season has been the quietest in many years. It’s made for an extremely enjoyable summer for ALL of us.

Before we begin, I would like to extend our thoughts and condolences to the Viscardi, Finkelstein, and Vogliano families who lost a loved one this past season. All three families are long term residents of The Landings and have been valued and respected members of the community.

Let me recap this past season's accomplishments. Our gazebo was completed just after Memorial Day, being fully rebuilt from the foundation up. The pool deck furniture and umbrellas have been replaced. With the community's increase in kayakers and paddle boarders, we have made for a more convenient storage area for these watercraft by installing two new kayak racks and created a direct 4' sliding gate opening directly to the ramp. A newly assembled U shaped launch zone compliments of the Schwartz's has been added for a safer launch. As our rules and regulations note, all kayaks and paddle boards are to be stored in one of the 16 slots now available.

The dryer vent upgrade has been 100% successful. The entire complex is now compliant to code by having only solid metal tubing and the approved external vent for our dryers. We thank the unit owners for their cooperation in this important safety project.

The trenching, and installation of a new single panel fire alarm system located in the meeting room is just about completed. Your upper hallway ceilings have been cleared of the many different smoke/heat detectors and replaced with an updated, more discrete sensor. You should now have a smoke detector in the hallway connected to the central panel and a series of intercommunicating detectors in each of the two bedrooms, one at the top of the staircase to the lower level and one in the lower level. In the event of activation of any one all will sound an alarm. Along with the new alarm system, wiring is in place for surveillance cameras, which will be installed adding an additional layer of protection for the community.

We held our "Meet and Greet" party in July which was nicely attended. This was a great opportunity for everyone to acquaint themselves with other unit owners. We encourage all owners to attend next year.

The Board’s prudent and careful management of expenses and careful planning throughout the year have enabled us to maintain the monthly maintenance charges for another year. We will continue with the additional reserve fund for upcoming future projects.

Last year I mentioned that the board would investigate the replacement of the lighting, walkways, concrete quads and parking lots. To complete our overview of the complex we are also reviewing the landscaping. Since the last annual meeting the board has been researching and reaching out to vendors gathering information. Realizing the growing complexity and potential overlapping of the projects, the Board felt a master 5 year plan which offers a harmonious, complimentary, and cost efficient long term vision should be put in place before initiation of any portion of the plan.  To this end, we are now working with landscape/design architects stressing the need to maintain or enhance the present charm and ambiance of The Landings. As this evolves, we will update you.

In addition, the board is interviewing management companies and entertaining bids to determine if (1) it is affordable and (2), based on our past experience, does the added expense bring a significant improvement to the functioning of The Landings.  At this time only one company was spoken to. We are taking the same approach with our aforementioned projects.   As the board investigates these options, evaluates their cost, and how it would impact our monthly maintenance charges, you will be kept informed on our progress.

Rules and regulations are adopted to help enhance the quality of life as well as to protect and improve the value of our homes. Not everyone of the 50 unit owners always agree, but there has always been an overwhelming percentage that have, by showing their belief and support in our endeavors, reelected the board members whose terms were expiring . And our policies seem to be working as the property values continue to rise.

In closing, during the 31 years as president, and with the many different board members that have served with me, I can unequivocally state that this Board is the most cohesive and forward looking that I have chaired. It was you the unit owners that have elected us to act and to speak on your behalf, which we, the Board, truly believe we do. We continue to serve selflessly, always with the common good and the quality of life here at The Landings as our goal.

Thank you from the 2018 Board of Managers

*Dr. Anthony D. Russo*, president