

Storage World Condominium Association
P.O. Box 1902
Medina, OH 44258

July 22, 2015

To: All SWCA Unit Owners

From: SWCA Board of Managers

The purpose of this communication is to notify everyone that the annual unit owners meeting is scheduled to be held on September 15, 2015 at 7:00PM at the Sharon Township Hall. The building is located on the traffic circle in Sharon Township in the same location in which we have held our owners meetings in recent years. A week or two before the meeting, we will mail an agenda along with proxy postcards for you to utilize if you are unable to attend. We will accept nominations for Board positions at that time and would encourage your participation should you be interested.

Property Manager Kevin Hill continues with his efforts to assure that the property is clean and well maintained. We experienced minor property damage during the snow plowing season, and the contractor has completed repairs. Our landscape vendor is keeping the area mowed, trimmed, weeds sprayed, and flower beds mulched. All lights and timers are working as designed. If you notice any problems, you can reach Kevin at his dedicated phone number for SWCA business which is (330)-304-0007.

Your association maintains a website at www.swcainfo.com. Be sure to visit that site on occasion for important information and updates. We also have an "info board" mounted on the south end of Building A. It contains contact information for police, fire and several preferred vendors.

Some unit owners have complained that parked cars and trucks have obstructed access to their units. Our by-laws allow parking in front of your unit while you are there, but prohibit general parking in the common areas if you are not at your unit. Sharon Township Fire Department has requested that we make sure that driveways and parking lots remain unobstructed at all times. During the winter months, it is essential that parking lots and driveways remain accessible for the contractor to clear the snow. To date, we have not strictly enforced the rules in an effort to accommodate the needs of our unit owners and/or tenants. However, please be considerate when parking to avoid inconvenience to others, and further enforcement of the rules. Keep in mind that SWCA takes no responsibility for damage to your vehicle if parked in the common area.

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Several owners or tenants have left trash outside their doors and in the common areas. Please do your part to take trash off site and dispose of it properly.

You may notice that there are a number of units that are equipped with "service entry doors" that were installed as an option by the developer. The doors were an option, and paid for by the original purchaser of the unit. The doors are limited common areas, and the individual unit owner is responsible for repair, painting, and maintenance to the doors.

And finally, please do your part in helping to control electric usage at the property. The electric service is designed to operate your lights, garage door opener, furnace motor, and even a battery charger. It is not intended to operate machinery, dehumidifiers, freezers, refrigerators, etc. Please be sure to turn your lights off when leaving. SWCA currently spends 22% of its annual operating budget on electrical expenses. We are asking for everyone's help to control this cost to avoid increases to the monthly maintenance fees.

Hope to see you at the owners meeting!