

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

August 26, 2016

To: All SWCA Unit Owners

From: SWCA Board of Managers

Subject: Electric Expenses

\*\*\*\*\*  
Your Board has been analyzing the details of our ever increasing electrical consumption and related expense. Historically, our electrical expenses have ranged from \$25,000 to \$28,000 per year, which is 18-20% of our annual budget. However, in the last eighteen months, we have experienced rapidly increasing electrical consumption whereby we are heading for a \$40,000+ per year expense. In fact, in the first six months of 2016, we have spent \$23,664, and if that trend continues we would spend over \$47,000 this year. Even at \$40,000, that would be consuming 29% of our annual budget.

Our cost of electric per kilowatt hour has remained very stable, so this is definitely a consumption problem. We have new unit owners and tenants that may not be aware that the buildings were only wired for lighting, powering the gas furnaces, operating the garage door openers, or using a battery trickle charger. Occasionally, we have discovered owners and tenants using air conditioners, dehumidifiers, freezers, electric heaters, and other power consuming devices. We are on the honor system, but unfortunately we have some folks that are using far more electric than what they are paying for in their maintenance fee. We investigated metering each unit, however at this time such a rewiring project would be extremely expensive and cost prohibitive.

If you are an owner utilizing your unit personally, we are requesting that you do everything possible to reduce your electric usage. If you have a tenant(s) in your unit(s), we ask that you contact the tenant(s) and advise them that there is to be very limited electrical use in the units. We are currently evaluating the outdoor lighting system to determine the feasibility of installing more energy efficient lights. We will also have an electrician meter certain supply lines where we suspect excess consumption.

As with all businesses, it's a challenge to keep operating expenses under control and within the budget. The electrical expenses have become a serious problem that is impacting our financial stability. We need everyone's cooperation to avoid a large increase in the annual maintenance fees, or special assessments to the high use buildings.

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

Date: October 2016

To: All SWCA Unit Owners

From: SWCA Board of Managers

Subject: 2017 Budget

\*\*\*\*\*

Attached for your review is a copy of the 2017 Operating Budget that has been prepared by your Board of Managers. As with most businesses, the operating expenses for SWCA have continued to escalate. Through careful management, we have done what is possible to control expenses for the benefit of all the unit owners. However, we are unable to continue operating the complex at the current rate of \$34.00 per unit, per month. The monthly fee was last increased in January 2010 from \$32.00 to \$34.00 per month. The SWCA Board has been able to manage and control expenses for nearly seven years without any special assessments. We believe an adjustment to the monthly maintenance fee is best for all the unit owners.

In August 2016, we sent a mailing to all unit owners alerting them to the fact that electric consumption has increased dramatically. The buildings are wired in a way that does not allow for the individual metering of the units. We have asked for everyone's cooperation in helping us control this cost as detailed in the letter. We are presently looking for ways to control consumption, and if unable to do so we will need to look for ways to monitor the units individually. You can see that this is a serious problem, and is projected to consume nearly 25% of the annual projected budget. At our current fees, its consuming nearly 29% of the budget.

We believe that we have good controls on other expenses, and wish to increase the income in 2017 to assure that we have funds available to properly maintain the complex and meet all other financial obligations, including maintaining a reserve fund. We will be facing substantial concrete repair costs, and as the buildings age our maintenance expenses will increase.

Your Board of Managers is required by law to maintain the financial solvency of SWCA. We are seeking the approval of our unit owners to support an increase of the monthly fee to \$40.00 per unit, per month. Included with this letter is a document that we ask you to fill out completely, and promptly and return in the self addressed, stamped envelope. We thank you for your understanding and continued support to keep the complex in good condition.

Date: August 20, 2018

To: All SWCA Unit Owners

From: SWCA Board of Managers

Subject: By-Law Changes

\*\*\*\*\*

The SWCA By-Laws were written by the original developer many years ago and certain provisions are in need of modification and updating. To change any portion of the By-Laws requires a 75% approval of the unit owners. The Board of Managers would like to amend the following:

Section 5(A) Meeting of Members - Modify the last sentence to read "Hereafter, the annual meeting of members of the Association shall be held on the third Wednesday of May (change to "at a date, time and location established by The Board of Managers).

Due to travel schedules, business commitments and other matters, it has been impossible to have the annual meeting the third Wednesday of May. The Board needs the flexibility to conduct the annual unit owners meeting at a time when Board members and support staff are available. In recent years, we have been unable to obtain enough unit owners attending the meetings in person and/or by submission of a proxy to conduct an official meeting and election of Board members. Please note that this change applies to meeting quorums only. The Board would like to correct this problem and proposes to modify the following language:

Section 5(D) Quorum: Adjournment - "At any meeting of the members of the Association, members entitled to exercise a majority (change majority to 45%) of the voting power of the Association present in person or by proxy shall constitute a quorum for such meeting; provided, however, that no action required by law, by the Declaration, or by these By-Laws to be authorized or taken by a designated percentage of the voting power of the Association may be authorized or taken by a lesser percentage; and provided, further, that the members of the Association entitled to exercise a majority (change majority to 45%) of the voting power represented at a meeting of the members, whether or not a quorum is present, may adjourn such meeting from time to time. If any meeting is adjourned, notice of such adjournment need not be given if the time and place to which such meeting is adjourned are fixed and announced at such meeting."

Included with this letter is a post card for you to cast your vote for or against the proposed changes. It is imperative that we receive your postcard within thirty days indicating your approval or rejection of the changes proposed by your Board. If you have any questions, feel free to call any one of the Board members.

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

Common Area Parking Policy

All unit owners, tenants, and guests are advised that parking is permitted only in the common area directly in front of the owner or tenants garage door. Parking vehicles elsewhere in the common area is not permitted. Overnight parking of vehicles is not permitted unless temporary needs are approved by an SWCA Board member.

We appreciate everyone's cooperation to avoid blocking those with large RV's, trailers, and snow plowing equipment.

***URGENT - FINAL NOTICE***

Date:

From: SWCA Board of Managers

YOU HAVE PREVIOUSLY RECEIVED NOTICE THAT YOU ARE VIOLATING THE ESTABLISHED PARKING POLICY AT STORAGE WORLD CONDOMINIUM ASSOCIATION (SWCA). PLEASE BE ADVISED THAT THIS IS THE FINAL NOTICE THAT YOU WILL RECEIVE. IF YOU CONTINUE TO PARK THE VEHICLE IN VIOLATION OF OUR RULES, THE VEHICLE WILL BE TOWED WITHOUT FURTHER NOTICE. SWCA ASSUMES NO LIABILITY FOR YOUR VEHICLE AND CONTENTS AND YOU WILL BE RESPONSIBLE FOR ALL COSTS TO RETRIEVE YOUR VEHICLE.

Date: January 20, 2017

To: All SWCA Unit Owners and Their Tenants

From: Bill Schoenstein, SWCA President

Subject: Common Decency

\*\*\*\*\*

Our good neighbor to the east, Mr. Scott Pavlik, has reported to me that one or more unit owners or tenants has taken the liberty of using his property as a public restroom. Naturally, Mr. Pavlik is very concerned about this, and has asked us to assist him in solving this problem. We are asking all unit owners and/or their tenants to please respect our neighbors property rights, along with all the common areas at the complex. The Sheetz gas station does have a public restroom that is available if needed.

Board member Frank Vincent is taking steps to re-direct our video cameras further to the east of our property line in an attempt to catch whoever is responsible for this problem. Mr. Pavlik also has a surveillance system, and will be directing his cameras to capture a wider area.

In addition, we recently caught an individual dumping used motor oil down the catch basins near the east property line. Everyone knows they should dispose of such products in a responsible manner.

If anyone is caught, or an incident is recorded, a report will be filed with the Medina County Sheriff's office.

We appreciate everyone's understanding, and if you observe any such incidents, we would ask that you report it to an SWCA Board member.