

Date: January 3, 2017

To: All SWCA Unit Owners

From: SWCA Board of Managers

Subject: 2017 Assessments and General Information

Your SWCA Board of Managers would like to extend our thanks and appreciation for your positive support in adjusting the annual assessment for common expenses from \$408.00 per unit to \$480.00 per unit, per year. We have worked diligently to keep all expenses to a minimum, and this is the first rate increase since 2010. There were 183 units casting a “yes” vote, 74 a “no” vote, and 83 units did not respond even after a second mailing. A majority vote, or 171 units, were needed to approve the rate increase. All ballots were collected by our CPA firm, Raese, Strickland, Grubb, and Nuske, Inc. and they independently certified to us the actual vote count. All ballots will be retained by Larry Yarcheck as part of the permanent SWCA records.

You should have already received your annual billing for common expenses. Please keep in mind that the invoices are due and payable no later than January 30, 2017. Your prompt payment is appreciated as many of our large expenses such as snow plowing, insurance, etc are paid early in the year. The Board’s philosophy has always been to “pay as you go” with reasonable fees for common expenses. However, there are times when a special assessment may be needed for expensive capital improvements or budget shortfalls.

One instance in which a special assessment will be needed is for the repair and replacement of portions of the driveways. Your Board has retained a title/real estate attorney to advise us on our rights and responsibilities under the permanent driveway easement that is granted to and owned by the 340 units in SWCA. We have established a four member driveway committee to work on driveway improvements, and coordinate efforts with the other parties that share the complex with SWCA. Our goal is to make appropriate repairs at the most reasonable cost, and to protect the interests of our unit owners in all matters related to cost sharing and management of driveway maintenance.

Electric expenses were discussed at the annual meeting as they now comprise roughly 30% of our annual budget. There have been cases of excessive electric consumption by certain unit owners that operate power equipment, space heaters, dehumidifiers, etc. Please keep in mind that the buildings were wired for storage use only, meaning the developer anticipated use of garage door openers, lights, gas heaters, and devices such as battery chargers that consume very little electricity. A few unit owners that rarely access their units have asked that their electricity be disconnected and annual fee be lowered. We cannot do that as we are all members of a condominium association and must share in all operating expenses. We currently are charging one of the unit owners an extra fee for electric consumption. All unit owners are on the honor system, so if you notice activities that may result in extra electric consumption, please contact a Board member. In the meantime, we are researching replacement of the current exterior lighting fixtures with LED fixtures that will be much more energy efficient.

The security system is operational and monitors the entire SWCA complex. It has already proven to be beneficial in resolving a few issues related to property damage and prohibited activities. If you notice anything unusual, please contact Board member Frank Vincent, who monitors the system via computer.

There have been a few instances of garage doors that have been left partially open, which could create problems with unwanted pests, water, snow, or other debris entering a unit. If you are out of town or unable to inspect your unit frequently, please consider having someone check your unit periodically.

Work continues on updating and improving our website. Unit owners will be able to access the bylaws, condominium declarations, newsletters, special notices, and meeting updates. Our goal is to communicate electronically with all unit owners, however we continue to struggle with having no contact information, such as a phone number and e-mail addresses. Currently, we have contact information on only 50% of the unit owners, which will make it impossible to achieve our communication goals. And we also need this information in the event of an emergency. We would appreciate if everyone could send a note to our P.O. Box 1902, Medina, OH 44258 with a brief update of their contact information. We respect everyone's privacy and will not share this information publicly. Also, please be aware that every time we send a communication through the U.S. Postal system, it costs our association in excess of \$300.00.

We are working with legal counsel to update and consolidate our bylaws as they are not consistent from building to building. The updates will be in compliance with O.R.C. 5311, which governs condominium associations in the State of Ohio. When the work is complete, you will be able to access the documents on the SWCA website. Please keep in mind that the SWCA Board has a fiduciary and management responsibility to our unit owners. No other condominium association has the right to communicate directly with our unit owners, and any such attempts are unacceptable and should be referred directly to your Board of Managers.

Again, the SWCA Board appreciates everyone's support, positive comments, and cooperation as we enter 2017. Should you have any questions or comments, please feel free to contact any Board member.

Sincerely,

Board of Managers, SWCA

cc: File
swcainfo.com