

# Town Crier

## Congress Square I Condominium

February 2000

PO Box 360426

Strongsville, Ohio 44136



Trash Pickup  
FRIDAY

**Recycle Right** - Place  
recyclables on the  
**Right** side of the  
driveway.

BFI (800) 433-1309

Association  
Administrators

E-Mail  
condohome@aol.com

### New Parking Regulations



The Board recently revised Association Parking Regulations. A speed limit of 20 MPH has been set on Williamsburg Court and the maximum speed in driveways has been set at 5 MPH. A copy of the revised rule, which also has editorial corrections in other sections, is included in this newsletter. This information should be kept with your other important Association papers.

During times when snow accumulations restrict maneuverability of cars and snow removal crews, parking in perimeter spaces is restricted.

This is necessary to provide room for the snow removal crews to push snow out of the way. Parking in these spaces also prevents complete removal making it very difficult for persons in the homes facing away from the street to get in and out of their garages. Please also do not parking directly across from a driveway on Williamsburg Court or within 100 feet of the Stop sign.

Most parking time limits are reduced during times when snow has accumulated.

### Reserve Study



The preliminary reserve study report from Reserve Advisors has been received by the board. A reserve study is an analysis of reserve funds and common elements. A 20 year projected reserve budget is also prepared for consideration by the Board in funding and expending reserves. Preliminary recommendations call for an increase in reserve funds over the next several years, adjustment in specifications for roof and concrete replacement and consideration of slight changes in other maintenance items when they are addressed. Our Association is fortunate in that reserve funding has been a part of Congress Square's long range planning since the early 1980's. The final report of the study will be presented to homeowners at the Annual Meeting, which is scheduled in May.

### Brick Pointing

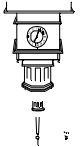


Work has been authorized for the tuck pointing of brick at the foundation level on several buildings and for the rebuilding of the brick foundations on garage extensions on buildings with reverse gable garage roofs.

### Fair Market Value Upheld

Action was recently taken to protect the property values of homeowners when a sale of a unit was proposed for an amount significantly below fair market value. The Association's Declaration provides for an appraisal when the proposed sale price is of a questionable value. The appraised price was \$8,000 higher than was originally proposed. Because low sale prices hurt the 143 homeowners that remain, the 5 months that were required in order to accommodate the provisions of the documents was time well spent.

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Recent high sales prices received by sellers include:

2 Bedroom - \$80,000

3 Bedroom - \$89,900

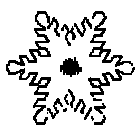
2 Bedroom w/basement \$91,738\*

3 Bedroom w/ basement - \$94,320\*

\* Sales prices calculated based on percentage of ownership

Homeowners considering selling their homes should contact the Administrators for a resale information package. This information can help you to be aware of some of the procedures involved, make necessary architectural corrections to conform to standards and to fairly price your home. The Association must receive notice of all sales and lease transaction a minimum of 30 days prior to the proposed title transfer date.

## Ice Dams



Ice dams may form on roof overhangs when the interior heat of the home and the sun melts snow on the roof and the melted snow freezes when it reaches the colder gutters at the edge of the roof. Subsequent melting can cause large icicles to form at the gutters. If such icing occurs on a frequent basis on your home, consideration should be given to adding additional insulation in the attic to reduce the heat loss from the house into the roof.