



# Town Crier

## Congress Square I Condominium

May 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

**Dennis Lewis**

Phone/Fax

(440) 572-7649

**Peter Bahner**

(216) 552-6240

**E-Mail**

condohome@aol.com

### Annual Meeting



The Association Annual Meeting will be held on **Wednesday, May 17,** at **7:30 PM** at the Comfort Inn on Rosbough Drive. Four positions will be elected to the Board of Managers and reports to homeowners, including the reserve study, will be presented.

Please be sure to sign and return your proxy. We must have a quorum in order to conduct business at the Annual Meeting and you can save yourself the additional costs of additional proxy solicitation by returning your proxy today.

A drawing will be held waiving one month's maintenance fee to a unit owner who attends the meeting.

### Insurance Update

The Association master insurance policy was recently renewed with Allstate Insurance Company. Unit owners were sent certificates of insurance for any lender on Allstate's records. This may have included previous lenders where loans have been refinanced and possibly other lenders where a loan may have been applied for. You may have received multiple certificates in instances where a loan had been sold to another lender, or where a loan was originated by a mortgage company and transferred through several entities at the time of closing.

You may return any certificates with corrected information, or where the lender listed no longer services your loan, to the Association and we will forward the information to Allstate so that records may be updated. Please keep valid certificates with your important papers. Should you receive a request for evidence of insurance, you will have up to date information to provide to your lender in a timely manner.

The Association master policy covers only the common areas and facilities. Personal property and the units are not insured by the Association. Due to policy limitations and exclusions, there may be situations where certain losses are not covered by any insurance and costs may be borne by the individual unit owner. Each resident must carry condominium owners and/or renters insurance for the contents of their homes, all portions of the unit and limited common areas as described in the Declaration, (furniture, carpet, interior improvements, patios, storm doors, etc.) public liability protection, additions, alterations and upgrades to the home over standard grade materials and additional living expenses in the event of a loss.

### Patio Fence Maintenance

A copy of the rule relating to patio fences accompanies this newsletter. It is important to follow the guidelines without variance when repairing or replacing your fence. Please keep this with your other important home ownership papers.

## Property Maintenance

A maintenance walk through was recently held to review the condition of the property in order to plan work that is necessary on the part of homeowners and the Association. Concrete work has been budgeted and will be scheduled this summer and foundation brick and block rehabilitation and pointing is currently underway.

You may desire to review areas the limited common property around your unit such as your patio fence, windows and doors to plan for necessary maintenance and architectural compliance so that you will not be surprised if a maintenance notice is sent to you. Should you have receive a notice informing you of necessary work, please plan to have the work completed by the completion date as work orders will be issued to contractors at that time. Please do not look at your neighbor's home for details - only Association provided documents and guide-lines are acceptable.

## Paint Colors

Please be aware that there may be three different colors of paint and stain used at your home. Patio fences should only be **stained** not painted using the colors listed in the rules. Stains, although the same color as paints used on the building, will not peel and permit the grain of the wood to show through. Paints only should be used when painting front and garage doors. All building paints are available only from Sherwin-Williams.

### **Building Color**

Gray  
Blue  
Tan  
Cream

### **Body Color**

Niagara Mist  
Scandinavian Sky  
Bungalow Beige  
Maize

### **Accent Trim**

Riverboat  
Boathouse  
Faux Marble (Brown)  
Copper Nail (Red)