



Town Crier

Congress Square I Condominium

November 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
Administrator**

E-Mail
condohome@aol.com

Year 2001 Budget

The budget for 2001 was recently adopted by the Board of Managers. This budget provides for a 5% increase in the regular maintenance fee and reserve assessments over those collected in the year 2000. The 2001 budget includes a \$22,537 increase in the reserve fund allocation, which will be used for future concrete, roof, and building related expenses. Funds for routine repairs were also increased to reflect the increased focus on maintenance experienced this year. Although the reserve study recommended a reserve fund contribution of \$75,000 next year, economies recognized from general operations, contract awards at amounts less than engineer's estimates, and the desire to keep fee increases at a moderate level have resulted in a lower fee increase than outlined in the recommendations. The reserve study, conducted by an engineering and accounting specialty firm, helps the Association to efficiently manage cash flow and reduce the possibility of special assessments for capital element replacement.

Gutter Cleaning

All gutters were recently cleaned of leaves and debris. Some homes may require additional service due to straggling leaves or their proximity to large trees. Please -- do not attempt to stand on the overhangs or perform such work on your own.

Dryer Vent Maintenance

Homes without basements have an individual dryer vent that runs from the laundry room straight up to a louver on the roof. The maintenance of this limited common property is the responsibility of the unit owner. The design requires periodic maintenance to remove an accumulation of combustible lint. In addition, the performance of your dryer will be degraded and appliance failure may occur should the vent becomes clogged. Cleaning may be provided by chimney sweep or sheet metal duct service companies.

Trash Pick Up Requirements

The Association does not have the facilities for handling refuse of any kind. Please do not put trash at the curb before Thursday evening. Bulk materials must be cut up and bundled securely. When buying new appliances make arrangements at the time of purchase for the full removal of your old unit at the time of delivery. It is against city ordinances to place tires, certain construction debris, hazardous waste and refrigeration appliances without an official EPA tag, out for pick-up. Direct questions or concerns to BFI at (800) 433-1309 or the City Service Department at (440) 234-2216 who provide all trash removal services at the Association.

Association Administration

The Board of Managers is the policy making body of the Association and is comprised of resident members. The President of the Board serves as the Chief Executive Officer of the Association. The Association Administration carries out the goals set by the Board, handles day to day administrative tasks and is supervised by the Board.