

Town Crier

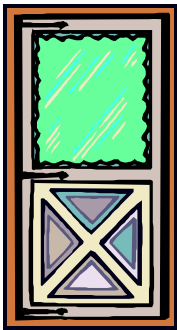
Congress Square I Condominium

September 2001

PO Box 360426

Strongsville, Ohio 44136

Cross Buck Storm Door



with scallop trim

Trash Pickup FRIDAY

Recycle Right - Place
recyclables on the Right
side of the driveway.
BFI (800) 433-1309

Association Administrator

Fax (775) 890-1151

E-Mail condohome@aol.com

Annual Meeting

Thanks are extended to those who attended the 2001 Annual Meeting and /or the Annual Meeting Adjournment. When an Association continues to have excellent financial health, the highest audit rating, increasing property values, one of the lowest maintenance fees and one of the highest reserve funds in town and *never* a special assessment for maintenance of the common areas, it is easy for homeowners to acknowledge their pleasure with silence. However, your participation can make the process less time consuming and costly by returning your proxy each year.

New Landscape Items

Lawn areas were leveled and re-seeded this Spring and 10 new trees will be planted later in the Fall. It is essential that these areas be watered frequently until the plants are established to insure their health and longevity in the years to come. Please help your Association in this effort to enhance the beauty of our grounds.

Storm Door Standards

The architectural concept of Congress Square I is a Grand Home. Each building is designed to have the appearance of a single large house. Storm Door Replacement Standards have been adopted to maintain the uniform original as built appearance. Storm doors must be the Cross-Buck style with *scalloped trim around the top window*.

Unit owners whose doors do not conform will soon receive a notice directing them to modify or replace their doors to adhere to this standard. Please plan on making the necessary changes in a timely manner to meet the established standards.

Collections Policy Revised

We are fortunate to have the overwhelming majority of homeowners honor their responsibility of Association membership by paying their monthly maintenance fees in a timely manner. Our level of accounts receivables is consistently low, a factor which makes it easier for owners to obtain financing at preferred interest rates when units are sold or refinanced. There are a limited number of unit owners who neglect their duty to contribute to the financial operation of the Association, and the Board has acted to revise the procedures related to collections in order to maintain the financial integrity of the Association. The Financial Manager will send reminder notices to accounts that are generally 1 - 2 months in arrears. Should these efforts not bring about a response and payment of the monies owed, action in accordance with the Declarations will be taken which includes the filing of liens and ultimately, foreclosure.

Payments, as always, are due on the First day of the month and an administrative fee is assessed for payments received after the 10th. Should your personal financial situation cause you to make compromises please remember that condominium fees have a priority second only to taxes and your first mortgage. Questions related to your individual maintenance fee account should be directed in writing to: Congress Square I, PO Box 24321, Mayfield Heights OH 44124.