



**April 14, 2018 Owners' Update:**

**Pump Station:**

The new Shaker Landing sewer pump station is scheduled for **activation Thursday, April 19<sup>th</sup>**. The contractor Conkey still needs to install fencing and reseed the lawn.

**Condo Management Company:**

Mosley, our condo management company, has terminated their contract with Shaker Landing as of June 15. We will start the search for a new condo management company immediately. Many thanks to Ray Stanford (our property manager from Moseley) for his work here.

**Condo Board:**

The next monthly Condo Board is Monday April 16, 5:30 PM, at #13-1 Mastro Lane (Bob Chorney's). We begin with an **Open Forum** at which you can discuss Association issues or concerns. We are also looking for an **additional Board Member**. Come to a meeting and give us your input.

**Buildings and Grounds**

Beyond normal winter wear and tear, roads and grounds are damaged from the Enfield sewer work and SLCA pump station construction. We keep reminding Kingsbury and Conkey what is needed to put things back to normal.

We have 2 **triplex** roofs partly covered with blue tarps. A ceiling was removed for evaluation in December. We have an engineer addressing **structural corrections, insulation, and reroofing**. Trumbull Nelson is lined up to quote the work, they did the great work on #35.

**Routine reroofing** for duplex units, 1 or 2 each year, should start now to stay ahead of more roofing problems. If we reroof before they develop leaks and rot, we will minimize these repair expenses.

**Condo fees:** fee increases or assessments beyond the anticipated 3% per year may be necessary to support these projects and balance the budget. We'll share more details on project costs and potential fee changes as information is received.

**Water Supply:**

Lower Shaker Valley Community Association (LSVCA) supplies our water. Thursday, April 12<sup>th</sup>, a water pipe broke and washed out a section of Landing Road. LSVCA responded promptly, the area was excavated, broken pipe located, and repairs made. Water was back on by about 2 AM Friday morning.

Best Regards,

Bob Chorney  
Shaker Landing Condo Association