

## **ARROWHEAD BAY VILLAGE CONDO ASSOCIATION 2017 SUMMER NEWSLETTER**

### **WELCOME TO OUR NEW NEIGHBORS:**

**DOMENIC DiNELLO - UNIT 128  
ERIC & ANGELA RAYL - UNIT 118**

### **PROJECTS TO BE COMPLETED THIS SUMMER:**

- Fence to replace existing dilapidated wood fence by dock #1
- Driveway sealing for all five buildings
- Replacement of ALL garage door jambs
- Removal of trees causing maintenance issues or diseased

### **SAFETY ISSUES WITH DOCK #2 AND DOCK #3**

Dock #2 and #3 require repair and reinforcement. This has become a safety issue and needs to be addressed. Due to the expenses for driveway replacement and the projects listed above, it may be necessary to withdraw from the association reserve account in order to address the safety issues for the docks.

### **ABVCA COMPLETED CAPITAL PROJECT EXPENDITURES TO DATE:**

<b>COMPLETED CAPITAL PROJECTS</b>		
<b>SIDING REPLACEMENT</b>	<b>ASSESSMENT 2009</b>	<b>\$211,646</b>
<b>NEW ROOF</b>	<b>ASSESSMENT 2012</b>	<b>\$139,664</b>
<b>NEW GUTTERS/ DOWNSPOUTS</b>	<b>2013</b>	<b>\$40,000</b>
<b>ALUM COVERING ON WOOD</b>	<b>2014</b>	<b>\$16,000</b>
<b>DRIVEWAY REPLACEMENT ALL BUILDINGS</b>	<b>2013, 2014, 2016</b>	<b>\$49,970</b>
<b>DRIVEWAY SEALING ALL BUILDINGS</b>	<b>2014, 2015, 2017</b>	<b>\$5,900</b>

### **PARKING**

To ensure an attractive community, maintain property value and protect unit owners investments, association parking has to be addressed. Garages are to be used for vehicle parking (two vehicles), not for property storage if a vehicle(s) are displaced to the driveway. Obviously, if a unit owner has three vehicles, one may remain in the driveway keeping in mind courtesy to your neighbor. Trustees have received complaints pertaining to unmoved vehicles. Please avoid extended parking of vehicles in driveways.

## **MAINTENANCE OF PARKING AREAS**

Removal of oil, grease, and automotive fluid leakage from vehicles on unit owner's driveway is the unit owners responsibility. During a snow event requiring snow removal, vehicles parked in driveways must be removed to facilitate snow plowing.

## **GARAGE DOORS**

In an attempt to continue efforts to be maintenance free, the trustees have researched garage doors replacements.. Some unit owners have replaced garage doors and still have function and appearance issues; especially doors facing west. To alleviate this problem, stamped doors have been recommended. In addition, these doors will never have to be painted; they are gray.

The trustees have been in contact with D&R GARAGE DOORS PLUS, Austintown, for the purchase and installation. This is to ensure continuity in garage door selection and purchases. If garage door replacement or repair is not necessary, then this only applies to future replacements.

## **GARAGE DOOR REPLACEMENT PURCHASE INFORMATION:**

D&R GARAGE DOORS, AUSTINTOWN  
NAME: CLOPAY      SERIES: 4310 SOLID GRAY  
CONTACT INFO: GREG BUCK 330-565-3776

## **WINDOWS**

When window replacement is necessary, outside windows must match existing exterior windows.

## **PORCHES**

Porches/decks maintenance and repairs are the responsibility of the unit owner. Unit owners with pavers/bricks must maintain weed growth. Outside appearance is important to ensure property value, therefore dilapidated furniture is not acceptable. Please replace or remove.

## **NOTE**

Please take the time to review the RULES AND REGULATIONS and ASSOCIATION DOCUMENTS and comply.

**ANNUAL ABVCA BUDGET MEETING IS SCHEDULED FOR OCTOBER 28, 2017,  
COLUMBIANA LIBRARY AT 10:00 AM**

Thank you for your anticipated cooperation

ASSOCIATION TRUSTEES

Monday, October 9, 2017