



# *The* **Legends** *at Grove City*

*PO Box 105 Grove City, Pa 16127*

## *Condominium Association*

*December*

*Newsletter*

*2023*

### *2024 Assessment Payments*

**Please note** that the 2024 Assessment coupons books have been mailed out. The monthly assessment for the Multi-Units is \$272 and is \$202 for the Single Family Units.

### *Board Accomplishments Since Annual Meeting*

1. Since the Annual meeting the Executive Board has met on October 2 (organizational meeting), on October 6, on November 13, on November 27.
2. Purchased new tables for the pool area made of poly wood, which should last forever and hopefully will not blow over from a summer storm.
3. Painted the exterior doors of the Community Center.
4. Installed stone at the Front Entrance and repaired the lights.
5. Developed a Calendar of meeting and important dates.
6. Updated the Directory.
7. Developed an Executive Board Handbook.
8. Created a History of the Legends to assist Boards in their decision making.
9. Developing a Directory of Service Providers to assist the Boards in maintaining our assets.
10. Made a donation to help fund the Trash Mountain effort.
11. Established a policy on "Adopting and Revising Polices".
12. Published Newsletters in October, November (Budget Issue) and December.
13. Developed the Annual Budget, which earmarked funds for Common, Limited Common Expenses and Capital Improvements
14. Contracted with Tru-Green, which increased number of applications and reduced the total cost of Fertilization and weed control. Contract also included Grub Control.
15. Met with Sean Gallagher of Gallagher Law to clarify our understanding of the guiding legal documents.

16. Contracted with Reserve Advisors to prepare a Reserve Study for the Legends, which will enable us to evaluate future repair/replacement costs and timelines.
17. Opened a Checking and Money Market account at First National Bank, which have higher interest rates than Mars Bank. Opened Certificates of Deposits with interest rates of 5%. This will significantly increase our interest income. In addition, the board is looking to obtain a credit card for the association to eliminate the need for board members to use their personal credit cards and seek reimbursement. At this time, we are unable to do so, as we do not have a copy of our "Articles of Incorporation" and other association documents that are required. We are working very hard to obtain all association document from declarant and past management companies. If you have any documents, please let us know.
18. We are examining our current Insurance Policy and requirements of Insurance outlined in the legal documents. We will be obtaining bids for competitive pricing.
19. Reviewed the Escrow Agreement to ensure all work was completed.
20. Reviewed the Temporary and Permanent Right of Way Agreements with Legends Capital Holdings.
21. Working with Liberty Township to ensure Fire Hydrant are properly tested and painted the proper color corresponding to the gallons per minute of each hydrant.
22. Resolved the Assessment issue with unit 139 Golf Club Lane. The association will be receiving monthly payment beginning January 1, 2024.
23. Board working on Organizing Association documents and records. Purchasing a locking file cabinet to house Association records, which will be located in the pantry of the Community Center or Storage Room. This will make the small meeting room available to unit owners for use.
24. A sign has been installed on the Community Center front door with the street number.
25. Mailboxes were inventoried and overall condition noted. Two mailboxes were repaired and two angle bracket weld joints were reshaped and freshly welded.
26. We are in the process of developing a website. We obtained a domain name for the website "**LegendsCondoAssociation.com**" and an email account for association, **<LegendsCondoAssociation@gmail.com>**
27. We will be installing stone around the Multi-units.
28. Securing bids for sealing our roads.
29. Developing a record of all motions made by the Executive Board.
30. Updated Homewise information.
31. Learned that the water in the Community Center is tested weekly by Liberty Township and annually in three random units.
32. In the spring we will be ordering new blinds for the Community Center.
33. In the spring we will be landscaping the front of the Community Center with stone and new shrubbery.

*Welcome to The Legends*

*Skinny (Jack) & Bonnie Hall, 317 Nicklaus Ct*