



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

*PO Box 105 Grove City, Pa 16127*

## *Condominium Association*

*October*

*Newsletter*

*2023*

### *Executive Board Update*

At the October 2, 2023 Executive Board Organizational meeting, the Board elected the Association officers for the 2023-2024 year, as per the By-Laws. They are:

**President,** Cliff Franklin 724-967-3423

**Vice President.** Jim Cossin 949-332-0648

**Treasurer & Secretary,** Tom Boylan 814-771-3940

A major goal of this Executive Board is to be as transparent as possible and to respond to all unit owner's issues and concerns. Please feel free to call any Executive Board member (phone numbers listed above) to inform us of any issues or concerns you have. The Board member will bring the issue or concern to the attention of the entire Board and if necessary place the issue or concern on the next Executive board Meeting Agenda. At the Executive Board Organizational meeting the Board identified a number goals they would like to work on in the coming year. They are:

1. Develop a Mission Statement.
2. Develop the Annual Budget to include funds for future Common, Limited Common Expenses and Capital Improvements.
3. Work with Bench Law Firm to develop a Maintenance Matrix and better understanding of our guiding legal documents.
4. Develop a Resident Informational Packet.

5. Develop an Executive Board Informational Packet.
6. Create a written History of the Legends to assist Boards in their decision making.
7. Develop a Directory of Service Providers to assist the Boards in maintaining our assets.
8. Keep the Directory Updated.
9. Publish Newsletters.
10. Examine and improve our Landscape program.
11. Update Homewisedocs.
12. Examine the cost of doing a Reserve Study.
13. Continue to Organize Association Records.
14. Examine the Association Insurance Policy for coverage and cost.
15. Develop a procedure for adopting and revising Association polices.
16. Develop a policy on use of Golf Carts.
17. Develop a policy on the storage of Garbage and Recycle Containers.
18. Develop a policy on Additions/Improvements to common property relative to unit owners.
19. Develop a policy on delinquent accounts.
20. Update the Rules and Regulations.
21. Establish an agreement with Liberty Pump Service Provider.
22. Develop and Publish a Calendar of meetings and important dates.
23. Identify all our assets that are in need of repair or replacement.

### *2023-2024 Committee Chairpersons*

Community Center, Vikki Franklin

Grinder Pump, Tom Boylan

Pond, Dave Gallagher

Newsletter/Directory, Tom Boylan

Landscaping, Tom Boylan

Snow, Cliff Franklin

Pool, Bob Haggart

# *Legends at Grove City Condominium Association*

## *2023-2024 Calendar*

<i>Month</i>	<i>Day</i>	<i>Year</i>	<i>Time</i>	<i>Event</i>
September	28	2023	6:30 PM	Annual Meeting & Election of Executive Board
October	2	2023		Executive Board Organization Meeting
October	5	2023		Executive Board Meeting
November	8	2023		Executive Board Meeting
December	1	2023		2024 Budget Finalized
December	13	2023		Executive Board Meeting
December	31	2023		2023 Fiscal year Ends
January	1	2024		2024 Fiscal Year Begins
January	10	2024		Executive Board Meeting
February	14	2024		Executive Board Meeting
March	13	2024		Executive Board Meeting
March	31	2024		Easter
April	10	2024		Executive Board Meeting
May	1	2024		End of the Year Financial Report due to Owners
May	8	2024		Executive Board Meeting
May	12	2024		Mother's Day
May	27	2024		Memorial Day (Pool Openings for Season)
June	12	2024		Executive Board Meeting
June	16	2024		Father's Day
July	10	2024		Send Owners information on Elections
July	10	2024		Executive Board Meeting
August	14	2024		Executive Board Meeting
August	15	2024		Election Ballots Mailed
September	2	2024		Labor Day (Pool Closes for the Season)
September	11	2024		Executive Board Meeting
September	24	2024	6:30 PM	Annual Meeting & Election of Executive Board
September	27	2024		Executive Board Organization Meeting
October	9	2024		Executive Board Meeting
November	13	2024		Executive Board Meeting
November	23	2024		Thanksgiving Day
December	1	2024		2025 Budget Finalized
December	5	2024		2025 Budget Available for Unit Owners
December	11	2024		Executive Board Meeting
December	25	2024		Christmas Day
December	31	2024		2024 Fiscal year Ends

# *Association Policies*

At the October 6 Executive Board meeting the Board establish a procedure for adopting or revising association policies that provides for community input. The procedure is outlined below:

## **Procedure for Adopting or Revising Policies**

One important function of the Executive Board is to create and/or revise polices that enable the Association to run safely, efficiently, legally and ethically.

Outlined below are the procedures the Executive Board will following in creating or revising Polices.

1. After the Executive Board creates or revises a policy, it will be emailed to all unit owners and posted on the bulletin board in the Club House for 21 days.
2. During this 21 day period unit owners will have the opportunity to read the proposed policies and provide comments, suggestions or changes to the Executive Board.
3. After the 21 day period, If no comments are submitted, the policy will be deemed adopted.
4. The Executive Board will review all comments and make revisions as needed. If the Board makes no changes the policy will be adopted.
5. If changes are made to the proposed policy as a result of unit owners input, it will be emailed and posted again for another 21 day period.