**Central Square Villas Newsletter**

In The Loop **November 2020**

Hello Neighbors.

It has been a while since our last newsletter. Since June, there have been many things that have taken place, many things being worked on and many things to come for CSV community.

Significant matters that have been completed included the resealing of Hanover Street, blacktop sealing for some driveways, window trim repairs to most units on Hanover Street and transitioning to a new management company.

LMM Properties, Inc. has worked diligently to transition the enormous number of files and information for our community. In working closely with LMM, we have seen what a great undertaking it has been, and the process continues. We thank them for their commitment to making the transition go as smoothly as possible. If you have not contacted them to ensure they have your most updated contact information, please contact them as soon as possible. This is needed so that emergency and informational robo calls go out to the entire community and no one is missed. Additionally, this may limit the opportunities for information being distributed and reaching everyone regarding events, proceedings and other matters. There have also been a few situations where HOA fees have still gone to the previous management company and that can cause delays or inaccuracies to your account.

LMM Properties, Inc. contact information is: **LMM Properties, Inc., PO box 904, Amherst, NY 14226. The phone number is 716-693-4670. Please provide them your name, address, phone number and email. You may also set up auto pay for the HOA fees. We can’t stress enough how important it is for your information to be up to date with them.**

There are many items the Board of Managers have been working on the past 4 months in addition to the ones listed above. The contract for snowplowing services has been resigned for a 5-year term. The Board met with the contractor several times to discuss a few concerns brought to our attention including the request for snowblower equipment verses plows for our driveways. We are extremely pleased to share that Stonish’s Landscaping Service agreed to purchase snowblower equipment exclusively for our community, resolved some other minor items, will shovel our front porches and in front of our garages, and agreed to reasonable terms within the contract that only amounted to a 2% percent increase across each year of the contract.

Additionally, the Board resigned a 5-year contract with BorDan Landscaping Service for all other landscaping needs. The Board met with the contractor and discussed items to be address and the terms of the contract which also were reasonable.

The insurance policy for the community must be renewed this month. The Board has been seeking an appropriate policy coverage for a reasonable cost. An increase in the premium is inevitable due to the recent claims and a lawsuit needing to be settled. We are being mindful to try to keep the increase to a minimum and how it fits into our budget.

Over the last couple of months, updates to the CSV community website has taken place. You no longer need to enter a password. The layout has been revised as well as information being updated. Language has been revised to be more current and forms have been revised and added. This process will continue over the next several weeks. Our website has been a concern for our community, and we are happy this is moving forward. Your patience is appreciated.

The Board is continuing to move forward with needed building repairs. There are some posts, post skirts, face plates and kickplates that will be repaired in the coming months.

Many architectural forms were submitted and responded to. We are happy to know how much our members look to improving the function, look and value of our community. An item that was reviewed and revised was regarding the painting of front doors on units. A unit owner may submit an architectural request form to paint their front door with their choice of color and attach a color swatch to the request. It no longer needs to be the original contractor color. In addition, privacy fences must continue to be consistent with the approved style. It has now been established that one contractor will do the installation. This was brought about due to concerns with warranties for any damage and work to do repairs.

The proposed annual budget discussions have been on-going and information to the community will be forthcoming shortly.

The annual general community meeting continues to be postponed due to the NYS orders. We have had on-going contact with the Erie County DOH as recently as last week. We were notified there is still a restriction on gatherings limited to 50 people with precautions in place. Since our annual meeting must give access to the entire community of 200 units, the meeting will not take place. To do so would be unfair and inappropriate. The Board considered other modalities to allow this event to take place, including virtual. None of the options were suitable. There are still folks who have not provided up dated information for emails and phone numbers, including new residents, and there are some residents that do not have computers or internet access. A community meeting will be scheduled as the regulations allow.

One of the significant items to address is the nominations and voting for upcoming open Board seat elections. This year, the process will be different for obvious reasons. Nominations will be sought for one Board seat. There was thought that there were three seats up this year. However, after beginning the preparation process and investigating how the previous management company establish the previous election, we are now aware that only one seat is available. There will be a thorough description of this situation in a cover letter to the community. Forms for nomination submissions are being provided at this time. The expectations and responsibilities are significant and have been provided to you with the nomination information. Once nomination forms are submitted by the required date, copies will be mailed to everyone for review and consideration. A voting ballot will be provided. The process for voting will be clearly outlined in the information sent to you.

A few reminders:

* During the winter months, please place your trash cans off the driveway and street so plows have access for snow removal. Please be sure to have the correct side facing the street with a few feet in between each container when both are placed out for pick up. The second **full week** of the month of trash pick-up is for large items not normally allowed. For example, for December, it will be on 12/15/2020. You are allowed three large items in addition to you totes.
* Please be aware of the location for your parking during the winter months. Please utilize your garage first. Understand that the plow with clear as much of your driveway as possible if you are parked there. The contractor will be in our community very early and will return later in the day at times to plow areas that were not able to be plowed initially. Salt on the streets and by the mailboxes will be done by the contractor. Salting your driveway will be each unit owner’s responsibility.
* Dog owners, please be sure your dog is licensed through the Town of Lancaster according to town ordinance. We have posted the Town of Lancaster’s regulations on the website for your information. There is only one dog, one cat, permitted per unit. A few owners were grandfathered in and allowed more than one pet. Moving forward, this will not be the case for those individuals. If you acquire a new pet or lose a pet, please notify LMM Properties. Please always have your dog on a leash and walk your dog along the side of the street. Avoid going in between buildings, up other’s driveways, by other’s front walkways and patios out of respect for your neighbors. Please clean up after your dogs each time and take waste to your trash.
* Please use the suggestion-box located at the mailboxes to share information with the Board.
* Please contact LMM properties, Inc. for problems, questions, concerns and items that need to be addressed.

We thank you for your commitment to helping us make CSV a great community to live in.

Sincerely,

Your Board of Managers

Enc: Nomination for Board seat information