

CEDAR COVE NEWSLETTER



FALL is upon us and as we look forward to the holidays ahead, may you enjoy time with family and friends!

Kaman & Cusimano Seminar: Several Board members recently attended a “Boot Camp” seminar offered by K&C to clients.

Island Storage: Make sure your name is on your watercraft (<25 ft.) or trailer and store it in the appropriately marked area. Cedar Cove Association is not responsible for lost or damaged items stored on the Island.

Beach Clean-up: Thanks to Joel Beinbrech for keeping our beach clean this summer! It is now time to clear the beach of any items no longer being used, such as chairs, umbrellas, boats, etc. Any broken or neglected items may be removed without any additional notification after December 15th.

Remodeling: If planning on doing any exterior changes to your house, plans must be submitted to the board for approval prior to the remodeling or construction.

Dues: Association maintenance fee will remain at \$300 in 2018. Invoices will be mailed in January and due by the end of February.

WELCOME NEW NEIGHBORS

Kenji Sanders & Deborah Chandler (1607 CP)

Dan & Gina Deppert (1606 Willow)

CEDAR COVE BOARD –

President – Johnnie Leonhardt 419-602-0327

Vice-President – Dave Foster 419-625-5111

Secretary – Erline Trsek 419-502-7503

Treasurer – Mike Henning 419-609-9845

John Melching 419-656-6902

Lou Schultz 614-560-0231

Randy Stineman 216-538-8877

Two new Board members will be needed in 2018. If interested in serving in your community, please contact one of the Board members above.

ASSOCIATION FEES:

WITHHOLDING PAYMENT NOT AN OPTION

By::David W. Kaman, Esq,

A primary responsibility of every homeowner within a community association is to timely and fully pay the maintenance fees, reserves and special assessments. Every association is a not-for-profit corporation dependent upon payments for smooth operation. If only one owner fails to pay a thousand dollars' worth of fees, then the association is forced to cut back on a thousand dollars' worth of services such as painting or landscaping.

Prior to owning a home, many of us were renters and became familiar with Ohio landlord/tenant law. As tenants, if a basic service was not being provided by the landlord, we could “escrow” our rental payments. Ohio condominium and homeowner association laws are very different from Ohio landlord/tenant law. In associations, there is no “escrowing” of payments permitted and even if you are dissatisfied with association services, payment in full must be made. Ohio Revised Code Section 5311.18(B)(6) specifically states that: “In any foreclosure action, it is not a defense, set off, counterclaim, or crossclaim that the unit owners association has failed to provide the unit owner with any service, goods, work, or material, or failed in any other duty.”

Some owners are under the mistaken belief that since they do not use all the facilities, they do not have to pay all of their assessments. This belief is also wrong. Even if you do not use the pool, clubhouse, or elevators, you still have the legal obligation to pay for these “community” facilities.

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