

LAKELINE SQUARE CONDOMINIUM OWNERS ASSOCIATION

March 5, 2019

Dear Lakeline Square Community,

Recently, some residents have raised concerns to the Board regarding landscaping issues - both due to some areas being dead or unmaintained, and also because some residents have done their own planting. Previous Boards of Directors have allowed these plantings unofficially, but have also inadequately managed the landscaping, bringing us to the messy situation we're in now.

Your current board members also live here and we volunteered because we wanted to see these and other issues addressed and keep this community a great place to live. We appreciate residents have taken the initiative to help beautify the community; however, we need everyone to understand that the "landscape islands" i.e. front yards, are part of the General Common Elements and per the governing documents, the Association's responsibility to maintain.

Moving forward, the Board has decided to refer to the governing documents for landscaping maintenance to restore the community appearance. Section 5.02 of the Declaration discusses Maintenance of the Common Elements, both Limited and General. The COA is charged with maintaining the General Common Area landscape. This is commonly thought of as open space areas such as the pavilion, dog park, and mailboxes. Most people are unaware landscape islands are General Common Elements and are the responsibility of the Association to maintain.

Limited Common Elements are called this because they are limited to the owner of the unit each Limited Common Element is assigned to, or to be more specific, to the unit the Limited Common Element adjoins. Backyards and the driveways are examples of Limited Common Elements the COA chooses to maintain as a courtesy and not a requirement.

Having said that, the Board's immediate focus will be to address landscape islands that have not been maintained. If you have already planted in the front yard area, please contact the Board to discuss. We understand that some of you have already spent time and money on the islands in front of your unit and we do not wish to tear out existing plantings since previous Boards have allowed it. If the plantings are not maintained in keeping with the community standard, the owner will be contacted.

Our goal is to maintain a balance between freedom of expression with concerns for property appearances and property values. Beauty is in the eye of the beholder and we can't make everyone happy, but with your cooperation, we can improve our community together.

Sincerely,

Andrew Konosky – President

Tonia Swartz – Vice President

Trinette Sawyer – Secretary/Treasurer