

The Landings Homeowner Association

Summer 2009

From the Board of Directors...

The annual meeting was held on May 27, 2009. The Landings new Board of Directors are as follows:

President	Lori Kelley
Vice President	Maria Seiler
Co-Secretaries	Susan Swanberg
	Luann Bartuah
Treasurer	Dave Bennett
Member	Rosemary McEachran
	Lisa Gambrel

The Board will be conducting their annual walk through and inspection of the overall property and individual units. Please police your area and surrounding area and clean up / remove any items, debris and garbage that may have appeared throughout the long winter

The Board hopes that you will understand that its only interest is in maintaining the esthetic qualities and value of property for the benefit of all homeowners and residents at The Landings. We thank you for your prompt response and support of this effort.

Summer Projects ...

Due to hard economic times, the board is trying to reduce Association spending. There are no major projects scheduled for this summer. Help the Association and help yourself by fixing any leaking faucets and conserving water whenever possible

Security in the Neighborhood...

Please **Call 911** to report any unusual activity. The Brooklyn Park Police Department appreciates and is grateful for your help and cooperation.



New Fine Structure for Rules Violation...

The first infraction of any Rule or Regulation will result in a written warning to the owner. (If rental, it is the Owners responsibility to notify the occupants and enforce the Rules).

In the event the infraction is continued, or repeated, same or similar, a \$50.00 fine may be levied to the Unit Owner.

Any subsequent similar infractions will result in fines increasing in \$50.00 increments.

Fines will continue to be levied if repeated, there is no maximum limit on fines.



After a period of thirty calendar days following the notification of the assessment of a fine, if the fines remain unpaid, legal collection action may be taken, which could include foreclosure.

Legal action may be taken at any time at the discretion of the Board of Directors when an infraction reoccurs and/or continues, after the above procedures have been exhausted.

New Fine Structure Regarding Rental Units...

No resident shall rent a living unit without a criminal & credit background approval from the Landings management company. A copy of the signed lease, rules agreement statement, and completion of the tenant information sheet, must be provided to the management company.

The fine structure for non-compliance of the rental rules will result in the following fines.

\$150.00 each month for the first 3 months
\$300.00 each month for the next 3 months
\$600.00 each month for the next 3 months
\$900.00 for each month thereafter



FOLLOW THE RULES or PAY!!!

Let's Talk Trash...

This is an on-going issue with the residents of The Landings....

PLEASE FOLLOW THE RULES SET FORTH BY THE ASSOCIATION

1. All refuse and recycling materials shall be kept in covered garbage cans inside the garage at all times.

2. Set out garbage cans and recycling bins no earlier than 6:00 pm on Monday for Tuesday's trash pick-up (if Monday is a holiday trash will be pick-up on Wednesday)



3. Put garbage cans back in garage by 9:00 pm Tuesday.

Children Playing...

The Landings Homeowners are concerned about the well being of our children. The following guidelines were designed for the safety of the kids.

- Bicycles, tricycles, and other riding toys shall be used only on the sidewalks. Please have your children yield to pedestrians.
- No Children are allowed to play in the parking lots or traffic areas of the common area property.
- All toys should be stored in your unit or garage for safe keeping
- Children are not allowed to play in landscaping, throw rubber mulch, or climb trees.



For your help in ensuring the safety of the children.

How About Those Pets...

Are you a responsible pet owner? Do you abide by the rules regarding pets? or is your pet a nuisance to others?. Your pet may be a nuisance to others if the following rules are not followed.

Only 1 dog or cat and 1 other small household pet may be kept.



Dogs are not to exceed 30 lbs at maturity, and must be licensed by the City.

No pets are to be left unattended, or tethered to common areas or the exterior of any units.

All residents must keep their pets leashed and under restraints at all times.

Animals must not be a nuisance to the community or neighbors. No excessive barking is permitted.

All pet owners are to pick up after their pet immediately.

Thank you for being a responsible pet owner.

Please remember residents are responsible for the cleanliness of the areas directly in front and behind their units. Stairs, sidewalks, walkways, and parking areas shall not be obstructed.



All residents are responsible for keeping their decks and patios neat in appearance. Please remember GAS GRILL ONLY are allowed on the decks / patios.

Please do not store any sporting equipment, toys, yard or garden tools, trash containers, or any other item of any kind outside the unit, on the patio / deck, or on the common area