

It is exciting to see the final touches being put on Building 1. I was excited when I arrived Mother's Day weekend and saw the decks completed, the railings up, and the beautiful new sidewalks. Kluding Construction has done a great job. Also, the roofs are completed now on the entire campus and look fantastic with the Diamond Kote siding. Building 4 has started and it is exciting that we are advancing on the renovations. I ask that everyone please be careful walking around campus and going to and from the pool while the construction project is underway. Safety is the top priority. Please remind your guests and family members to be careful and mindful of construction equipment. North Coast Roofing did their best to do a thorough clean-up after finishing the roofs, however, if you are aware of any areas that need to be cleaned up further, please let Earl Ley know. Also, be alert when walking the campus area to any nails that might still be in the grass, parking lot or near sidewalks.

A few updates regarding the construction project:

- The building wrap being used on Building 4 and going forward is Hydroshield wrap. The Diamond Kote wrap was a very good wrap, but after further research, Ben Kluding felt that Hydroshield was a better and more efficient wrap to use. Before this decision was made, Mike Colatruglio, Tim Keys and Ben Kluding spoke with Diamond Kote to ensure that Hydroshield was a house wrap that was approved and the change would not affect the Diamond Kote warranty in any way. Ben feels the new wrap is a better option at this time and will offer the same if not better water protection for our buildings.
- Unit owners who are planning on replacing their doors and windows can order them at any time. You do not have to wait for your building to be started to complete this process and it will not affect the siding project when your building is started. If you have any questions regarding replacing doors or windows you can contact Mike Colatruglio. Owners can order windows and doors directly through Pella, Anderson or Marvin windows or use any of the following approved vendors who will order windows and install them:

**Installation Contacts for doors/windows recommended by Ben Kluding:**

**Cliff Sams**  
**Modern Home Solutions**  
**419-706-3398**

**Raymond Schaefer (Marvin Windows)**  
**419-625-2668**  
[raymond@rjschaeferinc.com](mailto:raymond@rjschaeferinc.com)

**Joe Metro**  
**419-602-4113**  
[jmchslc@gmail.com](mailto:jmchslc@gmail.com)

- Another safety item to remind all owners is when exiting the automatic gate when leaving CSN, proceed all the way through the exit once the gate opens fully. Do not stop to talk or get out for any reason, because the gate will close after a period of time, and you could be injured or your car damaged.
- We want to remind all unit owners as their building is completed, they may want to have conversations with their insurance company to see if they might need to increase their insurance or deductible. Remember, the unit owner is responsible for doors, windows, and anything from the inside walls.
- Please remember if at any time you change locks or get new keys for your condo unit, that Earl Ley must have a copy of the new keys. Ley Management must have access to all condos for any maintenance or emergency that may occur. If there would ever be a need to get into a condo unit and the key that Ley Management has no longer opens the condo, any expenses incurred to get into the condo may be billed to the unit owner.
- Another reminder that all unit owners must give to Ley Management annually a copy of your declaration page of your home owners insurance. If you have any questions regarding this, please contact Earl Ley.
- Please find attached update on the drainage project attached to this Newsletter.
- Please find a draft of the Annual Meeting Minutes for last year. These Minutes will be voted on for approval at the Annual Meeting this year.

#### **UPDATE OF RENOVATION PROJECT – MAY 2024**

The Board of CSN has been presented with a very comprehensive drainage proposal from Kluding Construction and Brown excavation (the same group that proposed and installed the plan for building 1). The proposal will combine methods for dispersing water away from Building 4 and the Garden units.

Research conducted by Mr. Kluding and Mr. Brown, found that Building 4 and the end Garden units were experiencing drainage issues that have never been fully addressed mostly due to accessibility of storm water outlets being located under decks. With the renovation project, we now recognize an opportunity to resolve the issue since the deck boards will be removed and replaced as part of the reno project.

After discussion with Earl Ley, it was confirmed that although a sump pump was added to keep the water away from the crawl space on the end Garden units, it does not take the water completely away from the property. We also had a conference call with Mr. Kluding who explained the project and answered Board questions. This plan will not take Kluding away from

his contractual responsibilities to the renovation project. We as a Board, realize that much of the sidewalk has spider veins from years of normal deterioration.

Nevertheless, we intend at this point to provide patch and repair with minimal total replacement. The project calls for replacing the cement walkway leading up to the deck steps (referred to as cement approaches) as the widening of the stairs will be a part of the renovation. We have looked at and found ways to cover the cost of this proposal with minimal use of the Reserve Fund (\$3-5K). We also would like to propose that the next fiscal budget includes a plan to put aside (\$10-15K) using the painting money to help pay for future costs of this project. In sum, we as a Board, have felt from the beginning that this renovation project offers opportunity to mitigate long standing water issues on many fronts that will increase the value and enjoyment of the entire property for generations to come. This additional drainage project for Building 4 and part of Garden Unit was approved at the May 11, 2024 Board Meeting. The work was completed by Memorial Day.

May was a very busy month for the CSCNA remodel. The railings topped with the new drink rail were installed on Building 1. North Coast Roofing installed new shingles on Buildings 2, 3 and 5 before the Memorial weekend. Building 4 started its face lift with 2 units receiving new house wrap and OSB. A drainage plan was devised and implemented to mitigate leaks to the Garden units and Building 4 which was also completed before Memorial Day. A creative plan was developed to give unit owners the opportunity to purchase front doors now as well as providing a method to purchase doors or windows at any time without waiting until the building enters into renovation. Please refer to the CSCNA website or contact a Board member for any help with this. June will bring a grass seeding program that may involve community watering. Let someone know if you are willing to help.

### **Common Courtesies:**

Please remember as we begin our Summer 2024 that it is everyone's responsibility to ensure that the Common Courtesies are followed. Everyone will have a copy of 2024 Common Courtesies delivered to their unit, along with the leash policy and the appeal policy for leash infractions. We want to remind everyone that no dogs can be anywhere on the grounds of CSN without a leash. If any dogs are on decks or patio area, they must be contained either with a leash or enclosed with an approved gate. This is for the safety of all members and their guests. If you do not receive these by June 20<sup>th</sup>, please contact Ley Management. Remember, this is an association of 29 units, and each unit owner, along with any guests, must assume responsibility for following rules and regulations. There can be no exceptions.

Also, as the summer holidays will be approaching, just a reminder every CSN owner has two designated parking spaces that match your unit number. If you have extra guests, the overflow parking is located in the grassy lawn north of the non-gated entrance of CSN near Unit 29. Please try to park on the north side of the drive after entering if there is room, rather than parking on any of the south side of grassy area. Also, if you are not going to be at CSN on a weekend or holiday, and do not mind, please allow your neighbors to use your designated parking spaces.

Also, please remember if using the pool with friends and family that they are aware no glass of any kind can be in the pool or near the pool area. Please remind your family and friends if they have little children who are not potty trained that they must wear swimmy diapers when in the

pool. There will be a protocol posted in the pool area or near the pool storage area if there is ever an accident of bodily fluids in the pool.

### **CSNCA NOMINATING COMMITTEE AND BOARD ELECTIONS**

The CSNCA Nominating Committee solicits and submits candidates for election by unit owners to the CSNCA Board of Directors. Candidates are presented at the Annual Meeting in September and voting is completed during the meeting.

Board member Kevin Quinn is the committee chair and committee members are Lee Anne Caswell and Tom Frohman. Two of the seven board positions are up for election this September. If you are interested in running as a candidate, or just have questions, please contact one of our committee members:

-Lee Anne Caswell—[caswellpc@yahoo.com](mailto:caswellpc@yahoo.com)., 419-366-9997

-Tom Frohman—[tjfrohman@gmail.com](mailto:tjfrohman@gmail.com)., 330-323-3427

-Kevin Quinn—[kquinn323@gmail.com](mailto:kquinn323@gmail.com)., 614-296-8053

As all association members probably know, directors are fiduciaries. Consequently, association members who serve as directors are expected to:

-Listen to ideas and concerns of community members

-Always act in good faith and in the best interests of CSNCA

-Read, understand, support and abide by CSNCA's Declarations, Bylaws and Common Courtesies

-Review and understand CSNCA finances and financial reports

-Attend and participate in board meetings

-Serve on committees and work with other directors to protect, promote, and enhance the value and appearance of the Association's grounds, buildings, facilities and improvements

In summary, volunteering to serve as a director is an important responsibility and undertaking and hopefully personally rewarding as you serve the association, its members and your neighbors. More information about board elections for this year will follow prior to the Annual Meeting. Have a wonderful summer!

### **ANNUAL MEETING:**

**PLEASE NOTE A CHANGE IN THE DATE FOR ANNUAL MEETING. IT HAS BEEN CHANGED TO SEPTEMBER 14, 2024 FROM 3:30 PM TO 5:30 PM AT CATAWBA ISLAND YACHT CLUB.**

Please mark your calendars for this new date. It will be important for all to attend. We are planning a get together after the Annual Meeting at the CSN pool area. It is always enjoyable to visit with each other and enjoy appetizers together.

On behalf of the Board of Trustees, we wish each of you and your families a safe, healthy and fun summer at CSN. We look forward to seeing everyone this summer enjoying our beautiful lake get away.