



**The Landings Racquet & Swim Club**

# ANNUAL REPORT

**2022**



## **The Landings Racquet & Swim Club**

c/o Lawrence Community Management Group  
1507 Lear Industrial Parkway, Suite 1  
Avon, Ohio 44011

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#### **THE LANDINGS RACQUET AND SWIM CLUB, INC.**

The Landings Racquet and Swim Club, Inc., also known as “Landings Racquet & Swim Club,” is certified by the Ohio Secretary of State as a not-for-profit corporation in Ohio (charter number 522770) and also recognized as a Federal Income Tax-Exempt organization by the Internal Revenue Service under Internal Revenue Code 501(c)(7). The Landings Racquet & Swim Club is located at: 425 Avon Belden Road, Avon Lake, Ohio 44012 (this is not a mailing address). To get in contact, go to: [www.LandingsRacquetAndSwimClub.org/contact.html](http://www.LandingsRacquetAndSwimClub.org/contact.html).

This annual report serves as public disclosure of specified financial activities of the Landings Racquet & Swim Club. It also reaffirms the club’s mission, vision, and description statements, identifies members of the Executive Board and Board of Trustees, and provides a summary and listing of capital improvement activities that occurred during the reported year.

#### **MISSION**

The Landings Racquet & Swim Club’s mission is to ensure recreational facilities and property are maintained and available for full use and enjoyment by Landings residents. The Executive Board executes facility planning, maintenance, and monetary activities to keep the club physically and financially viable.

#### **VISION**

The executive vision is for the Landings Racquet & Swim Club to be the recreation option of choice for residents and guests of The Landings home and condominium owners’ community of Avon Lake, Ohio.

#### **DESCRIPTION**

The Landings Racquet & Swim Club is a not-for-profit corporation established in 1978 in the city of Avon Lake, Ohio. It consists of thirteen Trustees who conduct activities to manage the corporation and provide services to accomplish the corporation’s mission. One Trustee represents Kopf Builders (legal owner of the corporation’s facilities and common property), six Trustees represent The Landings Homeowners’ Association (consisting of 108 homes), and six Trustees represent the six Landings condominium owners’ associations (consisting of a total of 100 condominium units). Each Trustee is a voluntary participant and is appointed to the board by their respective association. In addition to accomplishing the corporate mission, the Trustees cast votes on budgetary and policy matters on behalf of the association or organization they represent. Corporate revenue is generated from fees and assessments collected from facility users and Landings home and condominium owners’ associations, and then dispersed to pay for obligated and approved administrative, operating, maintenance, and reserve fund costs. Property titles of Landings residents serve as membership certificates that entitle residents to use the club’s facilities and common property in accordance with established bylaws and lease agreements. The bylaws of the Landings Racquet & Swim Club can be found on the corporation’s website homepage at: [www.LandingsRacquetAndSwimClub.org](http://www.LandingsRacquetAndSwimClub.org).

## BOARD OF TRUSTEES

### **Executive Board**

President: Jeff Urbaniak (*replaced John Uptmor in February*)

Vice President: Dan Minnich

Secretary: Amy Herkenhoff

Treasurer: Jeff Urbaniak

### **Home Owners' Association Trustees**

Bo Blackburn

Keith Share

Melissa Taus

Holly Moore Kowalski

John Goodman

Vacant Seat (*vacated by John Uptmor in February*)

### **Condominium Owners' Association Trustees**

Condominium Association # 1: Amy Herkenhoff

Condominium Association # 2: Jeanne Chouteau Adams (*replaced Lauren Plasterer in July*)

Condominium Association # 3: Rachel Loewy

Condominium Association # 4: Lynn Bradford (*filled vacant seat in March*)

Condominium Association # 5: Dan Minnich

Condominium Association # 6: Jeff Urbaniak

### **Kopf Builders Trustee**

Dick Mayr

## OPERATIONS

Information concerning operations and activities associated with the Landings Racquet & Swim Club can be found in the corporation's minutes and status reports. Access to these documents can be coordinated with a Board of Trustees member. Information is also available on the corporation's website at: [www.LandingsRacquetAndSwimClub.org](http://www.LandingsRacquetAndSwimClub.org).

## OPERATION AND MAINTENANCE COSTS

The Landings Racquet & Swim Club's 2022 **operation and maintenance budget** was **\$125,158.19**. It covered all costs associated with: the pool operations and maintenance contract; the clubhouse manager contract; the common area landscaping and snow removal contract; salting operations for Landings Way and the clubhouse parking lot and sidewalks; utility bills for water, electricity, propane, and trash removal; clubhouse, pool, and park supplies and equipment; bookkeeper fees; general insurance premiums; lawyer fees; real estate taxes; HVAC maintenance fees; pool permits and licenses; administrative fees associated with banking, printing, postage, and website management; and a contribution to the reserve fund in accordance with an established reserve funding plan.

This budget was funded by fees received from organizational assessments to the home owners' association and each of the condominium owners' associations, and supplemented by revenue from clubhouse rentals and other receipts. Each association, in order to fund their applicable organizational assessments, charged its individual owners a cost equaling **\$48.25 per month** (embedded into owners' association fees using a fair-share formula). This monthly amount was ultimately determined by subtracting the corporation's revenue receipts from its budget amount, then dividing that figure by the number of residence owners in all of the associations, then dividing that figure by 12.

## INFRASTRUCTURE IMPROVEMENTS

Several infrastructure improvements were made to Landings Racquet & Swim Club facilities and property based on recommendations provided in 2019 and 2022 Reserve Studies.

### **Clubhouse:**

The clubhouse is in fairly good shape. A few light poles around the exterior were replaced, and minor electrical repairs were made in the kitchen involving outlets for the garbage disposal.

### **Concrete:**

No repaving occurred during the year due to closing out litigation involving the previous contractor; however, all of the street and parking lot cracks were filled and sealed.

### **Pool:**

Ducks were a nuisance to both swimming pools at the beginning of the swimming season. Initially, fake alligators with flashing red eyes were purchased and placed in and around both pools; however, they did not deter or scare away the ducks. Motion-detector sprinklers were then purchased and set up on both ends of the main pool. They worked quite well, but occasionally a duck or two would still get into the pool. The motion-detector sprinklers will be used again in 2023—hopefully they will remain durable and reliable. Additionally, the outdoor shower head and water line were fixed. A new winter cover for the main pool was purchased and will be set up for installation at the end of the 2023 swim season. A chemical controller device was purchased and installed to help regulate and sustain pool water chemical levels. Lastly, all of the old, worn-out pool umbrellas were replaced with new ones.

### **Signage:**

Additional signs were installed around the pool area to help enforce pool rules.

### **Playground:**

The wood on the playground was stained in accordance with warranty requirements.

### **Park Area:**

The field drains around the main park area were snaked out and cleaned, and broken drain pipes were dug up and fixed.

### **Tennis Court:**

Some surface cracks formed on the tennis court as grounds thawed after the winter. They were sealed and painted accordingly.

### **Trees:**

The pine trees around the swimming pool area were cut down and removed. They were dying and the needles were constantly impacting the cleanliness of both pools. Additionally, a handful of other trees in the park area and along Landings Way were uplift trimmed.

### **Total Cost of Infrastructure Improvements:**

The total cost of infrastructure improvements in 2022 was \$43,174.15. Breakdown is as follows:

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## Landings Racquet & Swim Club Capital Expense Log

DATE	DESCRIPTION	COST
<b>Year 2022</b>		
2022-12-22	Concrete crackfilling.	\$3,000.00
2022-12-15	New winter cover for the main swimming pool.	\$9,200.00
2022-12-15	Chemical Controller installation for the swimming pool.	\$3,785.00
2022-10-03	Field drain repairs--replaced broken pipes and added two clean-outs.	\$5,188.95
2022-08-17	Pool furniture-umbrellas.	\$1,405.67
2022-08-09	Clubhouse electrical repairs.	\$95.00
2022-07-26	Tree removal and tree trimming.	\$9,740.96
2022-07-26	Field drains camera'd and snaked out (cleaned).	\$1,936.38
2022-07-12	Signage for pool area.	\$330.32
2022-07-07	Clubhouse repairs-light poles/fixtures.	\$340.88
2022-07-07	Clubhouse upkeep-lightbulb replacements.	\$240.00
2022-07-01	Tennis court repair supplies-paint.	\$204.17
2022-07-01	Tennis court repairs-crack sealing.	\$1,576.00
2022-06-28	Plumbing repairs: swimming pool shower head and shower line plug and cap.	\$173.61
2022-06-21	Pool furniture-umbrellas.	\$988.26
2022-06-21	Pool equipment-motion-detecting sprinklers and hoses.	\$315.64
2022-06-14	Pool equipment-fake alligators.	\$235.05
2022-06-03	Signage for pool area.	\$116.64
2022-05-11	Playground painting.	\$620.00
2022-04-21	Signage for park area.	\$72.09
2022-03-28	Playground equipment-hard rubber ground mats.	\$75.00
2022-03-28	Pool furniture-umbrellas.	\$3,534.53
	<b>Total:</b>	<b>\$43,174.15</b>

## OUTLOOK FOR 2023

The Landings Racquet & Swim Club took legal action against a contractor who did not perform all concrete repair services that were contractually agreed to and paid for in 2020. A legal settlement resulted in the contractor having to incrementally repay a debt of \$23,712.63. By the end of 2022, \$8,000 had been paid back by the contractor, reducing the debt down to \$15,712.63. Repayments will continue through 2023 and into 2024 in the following manner: \$1,000 per month during the months of April, May, June, July, August, September, and October; and \$500 per month during the months of November, December, January, February, and March until the debt is paid off in full.

A new winter cover for the baby pool will be purchased in 2023 to replace the current one that is torn and weather damaged. It will be set up for installation at the end of the 2023 swim season.

At least thirteen trees throughout the park areas and clubhouse parking lot will need to be uplift trimmed.

Some concrete areas along Landings Way and in the clubhouse parking lot will be repaved.

## OPERATION AND MAINTENANCE COSTS FOR 2023

After the annual budget meeting in October 2022, it was determined that the Landings Racquet & Swim operational and maintenance budget for 2023 will be **\$134,058.00**. This equates to a monthly cost of **\$51.43** for each Landings residence owner. This monthly cost is embedded into the fees assessed to them by their applicable home or condo owners' association.

## FINANCES

**The Landings Racquet and Swim Club, Inc.**  
 1507 Lear Industrial Parkway, Suite 1  
 Avon, OH 44011

**EIN: 34 - 1258773**

### 2022 Balance Sheet

<b>Assets</b>		
<b>Current Assets</b>		
	<i>Operating Checking</i>	\$24,128.26
	<i>Reserve Savings</i>	\$127,676.25
	<i>Certificate of Deposit</i>	\$54,153.36
<b>Total Assets</b>		<b>\$205,957.87</b>
<b>Liability</b>		
<b>Equity</b>		
	<i>Retained Earnings/Maintenance Fee Reserves</i>	\$203,714.17
	<i>Cash Flow</i>	\$2,243.70
<b>Total Equity &amp; Liability</b>		<b>\$205,957.87</b>
<b>Revenue and Expenses</b>		
<b>Operating Receipts &amp; Disbursements</b>		
	<i>Association Fees</i>	\$120,433.35
	<i>Reserve Contributions</i>	\$28,533.47
	<i>Concrete Services Refund</i>	\$8,000.00
	<i>Operating Account Interest Income</i>	\$7.40
	<i>Pool Pass Revenue</i>	\$50.00
	<i>Clubhouse Revenue</i>	\$6,000.00
<b>Total Operating Receipts</b>		<b>\$163,024.22</b>
<b>Operating Expenses</b>		
	<i>Administrative Expenses</i>	\$13,643.18
	<i>Administrative Operating Expenses</i>	\$13,288.35
	<i>Utility Expenses</i>	\$16,151.57
	<i>Landscaping</i>	\$14,883.70
	<i>Snow Removal</i>	\$6,305.27
	<i>Cleaning Expenses</i>	\$266.24
	<i>General Maintenance &amp; Repairs</i>	\$12,523.07
	<i>Lodge, Pool, Fitness &amp; Lifestyle Expenses</i>	\$56,619.18
	<i>Reserve Funding</i>	\$29,343.66
<b>Total Operating Expenses</b>		<b>\$163,024.22</b>
<b>Net Income</b>		<b>\$0.00</b>

**// SIGNED //**  
**Executive Board**