



# Beachwood Newsletter

May 2018

## Pool Opening

Pool is open if you like refreshing water! Heater will be turned on at the end of May.

## Board Members Needed

There will be 3 openings for the Board starting in June. Please consider volunteering. It is the most rewarding job, that all should experience!

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## Welcome New Owners...

Since June 2017

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Peter Grey 1514-3  
Marcelo & Nancy Hildebrandt 223  
Robert & Jodi Schraedley 247  
Larry & Sue Capucini 246  
Russ & Christine Gibboney 246  
Scott & Heather Gilbert 321  
Dan Shupe 323  
Lake Erie Lanes 326  
William & Nancy Kalfs 328  
Patricia Gaul 335  
Barbara Irwin 338  
Karen Emery 414  
Scott Inboden 417

## MARK YOUR CALENDAR

ANNUAL MEETING

SATURDAY, JUNE 9, 2018

9:30 A.M.

Community Room

## Lost Fob?

If you have lost your fob for the pool, you just need to submit to the Board the number on the fob you have. The cost to replace one fob is \$20.

## Workout Room

All owners are welcome to use the workout room. The workout room is located in the Community Room on the parking level in Building two.

## ONLINE?

Remember to check our website at: [bvcoa.com](http://bvcoa.com)

- Work orders
- Contact Information
- Handy Links
- Current Rules and Regulations
- The Declaration and Bylaws
- Useful Forms (Association & Marina)

## Dryer Vents--FYI

Joe Poorman from Poorman's Precision said the biggest things they find that cause dryer issues at BVCOA were having a dryer that is too big for the space and or crimping the hose when the dryer was pushed back into the space.

## Door and Windows

All doors and windows need to be approved by the Board. Just send a picture of the door or window you want installed. They all need to be close to the same color or what they are now.

## Bug Spraying Dates

The first spray will be  
Thursday May 17<sup>th</sup>  
rain date of Friday May 18<sup>th</sup>  
They will do a granular application for termites at this time on the southside as well.

## Marina News

The marina will hopefully be open by May 15<sup>th</sup>. The marina sustained significant damage during a storm on April 21<sup>st</sup>. This storm was actually not quite as bad as one that hit in the late 1990's. Repairs are underway. Any marina questions, please contact us by email at [marina@bvcoa.com](mailto:marina@bvcoa.com).

## Pet Friendly

Grassy areas on the south side of the front parking lots are designated areas for your pet's and please do not use the lake side lawn. Dogs must be kept on a hand held leash at all times. Please dispose of droppings immediately. Please share with children, visitors, and guests.

## Arborvitae

Corso's stated the Arb's look like salt mist and winter damage. When you scrap the branch with your nail, there is green stem structure underneath. We fertilized with slow release, so I think they will flush out new growth within the next few weeks.

## Unit for Sale?

If you are planning to sell your condo, you should know that there is a process to follow.

Our Declaration document (Section 20) states that the Association has the right of first refusal on any sale. It further states that information regarding the terms of sale should be provided no less than 15 days prior and gives the Board an additional 15 days to provide refusal.

Why is this important? We all know the Association has no intention of purchasing units.

- Banks require information for financing.
- Prospective buyers (as well as realtors) often ask for financial information from sellers.
- Title companies require information regarding outstanding fees (utilities, taxes, etc.) to complete the actual closing.

The Board will continue to make every effort to complete/provide all needed paperwork.

A step by step policy has been developed and can be found on our website.

If you cannot access the information, contact the office. Please help us to help you.

Note: Owners who plan to lease their units should also refer to the website for information.



## Garage Storage Rules

May 1st—October 1st



Acceptable items are to be stored within your assigned parking space. Please make sure all items are neatly organized, and any extra sand is swept from the area. Anything left in your space is left out at your own risk. BVCOA is not responsible for any missing or stolen items. Please be courteous to your neighbors in the use of garage space.

Acceptable items—Folding chairs, rafts, tubes, noodles, sups, golf clubs, fishing poles, kayaks, canoes, a cooler, beach toys gathered into one bag, beach cart, Licensed jet ski's on trailers or rollers, non-motorized boat (on trailer) 10 ft. , Board approved storage containers. Unacceptable items—boxes, containers, rags, beach towels, nothing hanging from pipes in garage ceilings, or on walls.

## Northcoast Management Information

As always, please let Northcoast Property Mgmt. or the Board know immediately of your concerns, problems or questions and you will be responded to within a few days.

Send an email, use a work order, or leave a phone message. Information you provide is important and is reviewed within a few days.

In the event of an emergency, you should contact Northcoast Property Management immediately!

Contact Us:

140 Buckeye Blvd.

Port Clinton, Ohio 43452 Phone: 419-734-6139

Fax: 419-734-1114

After Hours Emergency: 419 -656-2274... E-mail: [smcclure@ncpmgt.com](mailto:smcclure@ncpmgt.com)  
[www.northcoastpropertymanagement.com](http://www.northcoastpropertymanagement.com)

## BVCOA UPDATES--SPRING 2018

### Lanai's

The lanais on buildings 3 & 4 are in the process of being completed. M-A Building & Maintenance has been contracted to complete the project.

### Decks/Walkways

Buildings 3 & 4 --Drains will be installed on the floors of these buildings to help with the sloping issue. Approximately 20 drains in total. After drains are installed, carpet will be installed. Owners at the owners meeting voted on the carpet and the color choice is Hilltop. Installation should begin around the end of May, and will take approximately 2 wks.

### Tuckpointing/Stucco

We are in the process of reviewing quotes and getting the specs together.

### Northcoast Accounting Services

BVCOA and NC have mutually agreed that NC will not handle our bookkeeping services in the future, including invoicing, collection of fees, payment of bills, preparation of financial statements, and preparation of the annual budget. We are currently selecting an alternate provider. Once a selection has been made, we will notify everyone regarding the transition process and timing.

