



Beachwood Banner

Fall 2017

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.

Snow Storm Smarts

We need your help during snowy weather!

If parking outside, please park on the south side of the parking lot (near Cleveland Road). Bldg. 2 residents should park on the southwest corner of the lot. If possible, park next to each other. This will help us to clear the snow more promptly and thoroughly.

→ Also, snow is not removed from the decks and at individual doors except for a walk path and for full-time residents. However, if you are planning a trip to your condo, you can contact Northcoast Property Management at least 24 hrs. in advance and we will ask Chuck to be sure you have a path. 419-734-6139.

Keep Us Posted

Leaving for the Winter?

Please complete the enclosed Temporary Change of Address form and place it in the drop box in the mail room on the 1st floor of building 4. The form is also available online at bvcoa.com.

Change of Contact Information?

Be sure to send any update information (home address, Email, phone, or cell number) to the management company office at 140 Buckeye Blvd. Port Clinton, Ohio 43452 or email to:

smcclure@ncpmgt.com

Winterize It!

The season is ending, and many owners will be departing for the winter months. Winter weather can be brutal, and many times the winter damage that occurs is preventable. Even if you plan to check on your unit on weekends, please remember the following:

- Set your thermostat at 60°F or above
- Shut off the water, water heater, and ice maker
- Change the batteries in your smoke detectors
- Consider having your HVAC unit serviced. If you own a rooftop unit, be sure to have the technician check the wiring insulation and replace if necessary.

By following these simple steps, you can help to protect your unit, and the units of those around you!

Disposal Reminders

Most plumbers will tell you that garbage disposals are the primary culprits in household sink backups. Owners can save the cost of expensive plumbing calls by following a few simple guidelines:

- In general, use the disposal only for what is rinsed from plates, after you've scraped whole pieces of food into the trash.
- Never grind peels, rinds, food chunks, etc. Dispose of these items in the trash.
- Never pour grease down the disposal. When it congeals, it can catch food particles and lead to blockage.
- Run water before, during and after using the disposal.

Remember, Beachwood Villas is a connected community! What you do in your own unit CAN and DOES affect the units of others. Please follow our guidelines to minimize risks.

Money Matters

All fees are due the 1st day of the month, unless otherwise stated on an invoice. Include water fees with your maintenance payment. All payments must be sent to

Beachwood Villas Condominium
Northcoast Property Mgmt.
Processing Center
PO Box 95343
Las Vegas NV 89193-5343

To insure proper credit, don't forget to note your unit # in the memo section of your check. You will receive coupons in December for your 2018 monthly fees. Using the coupons and the envelopes provided, will help to insure your payments are processed correctly.

Fall Cleanup: Garage Spaces

Please Remember to tidy up...

Please remember to remove beach chairs, coolers and inflatables from your parking area.

Board Members Needed

There will be three (3) open Board seats come June 1st, 2018.

Hoping there will be a great pool to choose from. Feel free to get your name in early!!

At your service...

► *Please include Unit # on all correspondence!*

If you have a maintenance issue, a question, a comment, or a constructive criticism, please contact us! Send an email, use a work order, or call.

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

Northcoast Property Management
140 Buckeye Blvd.
Port Clinton, Ohio 43452
419-734-6139

After hours emergency # 419-656-2274

Maintenance: Charles (Chuck) Thompson

Email addresses:

smcclure@ncpmgt.com

Marina@bvcoa.com (Marina inquiries)

Board@bvcoa.com (Boar of Director)

Website: www.bvcoa.com

- Work orders, contact information, handy links, current rules and regulations, the declarations & Bylaws, useful forms (Association & Marina) and monthly financials coming soon.



New Owners since June 1, 2017

223 - Hildebrandt, Marelo & Nancy

246 – Capucini, Larry and Suzanne

247 - Schraedly, Robert & Jodi.

321 - Gilbert, Scott and Heather

328 - Kalfs, William and Nancy

335 - Gaul, Patty

338 - Irwin, Barbara & Darrell

414 - Emery, Karen

417 - Inboden, Scott "Buzz"

Workout Room?

New members always welcome. Membership is \$25 for the year, which is renewable in January. The workout room is located in the Community Room on the parking level in Building two.

BVCOA UPDATES

10/31/17

Lanai

Building 2 Lanai is in the process of having a punch list completed by SWC. Some of the lanai committee and board members presented the punch list to SWC and are waiting for the final walk through. The committee and board have been dealing with workmanship issues with SWC and will meet when completed to see if we will be continuing with SWC. They have been stopped from continuing on to the other lanai's until this has been decided. Again, thank you to the Lanai Committee for all your time and effort!

Decks

We were notified by an owner last week that there is a group (not sure the number a group consists of), that are not happy with the product used on the lanais and wants to further investigate other products available for use on the decks. Because we have been told there is a group that has ideas and are willing to look into different products, we would like to get a Deck Committee formed. Unfortunately, we are unsure who the group is, so please email us asap so work can continue. We will give you all the information we have obtained thus far. If any other owners are also interested, please email us, and we will put all into contact with one another.

The committee will consist of getting together for multiple meetings to discuss products, companies, and pricing and presenting at least 3 choices to the Board.

We are continuing to get professional opinions on how to deal with the pooling issues in some areas. We will forward all our findings to this committee.

In the meantime, something will be put on the walkways on Bldg. 3.

Tusing Lawsuit

Tusing's lawyers filed for an extension and they now have until Nov 28th to respond.

Marina Report

The marina closing date is/was Nov 1. We are not attempting to keep the gull deterrent system in place during the winter due mostly to high winds breaking the masts, but will replace early next spring.

Compilation Report

The compilation report has finally been completed and gone over with a very fine toothed comb. We are now all on the same page! It should be ready by the end of the week. It will be posted on the BVCOA website. Monthly financial sheets will also begin to be posted starting next month. Go to bvcoa.com. Click on News, and then click Members Only. If anyone needs the password, contact smcclure@ncpmgt.com. Thanks to our volunteer IT person for setting this up!