



## *Emerald Point Homeowner's Newsletter*

### **Attention kayak & paddle board folks**



Please ensure that your equipment is on a rack so that the landscape crews can cut and trim the area



### **ARCHTECTURAL REVIEW (ARC) INFO**

Please avoid ARC violations when you remodel or update your home. Any intrusion into "common space" requires an ARC application and approval of that application before beginning your project. "Private Space" is defined as your condo from the surface of the drywall in. If your project penetrates a wall, alters wiring or plumbing, or affects "common space," you must get ARC approval. Also, every project must comply with load, material use, finish and color depending on where the work is being done. Your remodel or update is welcome news in our effort to keep Emerald Point looking great. However, we can't achieve our goals unless we work together. Please follow ARC requirements.

### **Thank you...**



to the owners who volunteered to treat the new lakefront walkways with sealer to keep them new and beautiful. Your effort saved Emerald Point nearly \$2,500.



Ben Cochran is looking for a non-inflatable paddle board (419-607-3264)

Special Assessment funds including the 4th and final payment due this November have been allocated for work currently underway. That work includes the complete re-roofing of all Emerald Point buildings, replacement of lakefront walkways, and upgrading of many buildings including the three buildings recently completed and the two buildings currently under repair and re-painting. In addition, Reserve funds paid for a major sewer lift station repair (\$26,000) and plumbing/electrical repairs (\$84,000). Also, Marina funds paid for major underwater structure repairs (\$110,000). Emerald Point is a beautiful lakefront condo community originally constructed beginning in 1986 and now 38 years young. Clearly, the desirability of EP is shown in current property values however, future investment will be necessary to keep the community beautiful. Presently, a study is underway to assist in longterm planning for Emerald Point.

## RealManage & EP Board of Directors

Emerald Point's management partner is RealManage. They do all the back office accounting, required legal filings, and general property management.

RealManage depends on a data system called "Ciranet." Every homeowner has an account and if you have not accessed your account please reach out to RealManage and ask for help from Verla. Ciranet makes available to you all Emerald Point forms, operating documents, budgets, as well as, an up-to-date record of your account. The Ciranet system is your way to communicate with the HOA. We rely on Ciranet to communicate with owners. Thank you for helping to make Ciranet an effective tool for all of us.

**For info & news:**  
[www.emeraldpointcondosclt.com](http://www.emeraldpointcondosclt.com)

**OR use this QR code:**  
for website, portal, and owner's handbook

