

LOON LAKE

Adams Landing

CONDOMINIUMS

Volume 2 – Issue 4

THE HELM

MAY 2021

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ALT-MOD Form:

There is an Alteration & Modification form required for any condo update or renovation that you might be considering. This Alt-Mod form can be found on the Metro Group Management website under FORMS:

<http://www.metrogroupmanagement.com/>

The Form acts as a request for review, approval and a binding agreement between you, the Co-Owner, and the Association Board. Details of your alteration or modification will need to be provided on this form.

HOME IMPROVEMENT / DIY / RENO DEMO / ALT-MOD

Looking to do a little Condo remodeling?

The first thing to understand before planning a condo renovation are the relevant policies of your Condominium Association. The Adams Landing Condominium Association (ALCA) **does not** have policies that affect interior cosmetic decisions or material selections, but it **does** have policies that affect interior structural changes. There is also an exterior policy that addresses architectural conformity, specifically for doors and windows. Co-Owners are required to use licensed and insured contractors for major projects like electrical, plumbing, and structural modifications. You will also need to pay attention to what days and times renovation work can take place.

The Best Made Plan of Mice and Condo Owners:

Renovations rarely go exactly to plan, but that does not mean you should wing it. Last-minute changes are both stressful and expensive, so get the non-negotiable details hammered out first. At minimum, this means knowing what results you want and how much money – and time – it will take to achieve them.

Develop a Condo Reno Budget!

When developing your condo renovation budget be sure to include the costs for building materials, labor, possible building permits, necessary inspections, and decorative finishes. Start by determining the amount you want to spend and then finalize your financing. Remember to reserve at least 10% of your budget for unexpected costs. Request cost estimates from multiple contractors. If your cost estimates exceed your budget, eliminate project elements that are a lower priority. One of the most important steps in any renovation is to be sure to have a well thought out plan. With a detailed plan in place, you can smooth out the entire renovation project easily. Keep yourself informed about all the rules and regulations of the Adams Landing Condominium Association before going ahead with any kind of work. If you want the project to run effortlessly, it is important to have everything thoroughly planned and laid out. If need be, hire a professional to assist you with design, material and color selections and contractor recommendations.