

*This communication has been sent to all homeowners in Liberty Park Condominium Association.
If you are currently renting your unit, please make sure you share this information with the current resident.*

MESSAGE FROM LIBERTY PARK CONDOMINIUM ASSOCIATION

IMPORTANT NOTICE

During the November Board of Directors meeting, the Board voted to increase dues to **\$325 per month starting on January 1, 2024**. The Association is responsible for water, sewer, garbage, maintenance, and insurance as defined by the Association's by-laws. It is also responsible for maintaining reserve levels year over year. While the Board and PlatinumPlus Management continue to work creatively to keep expenses at a managed rate, the economy has experienced unprecedented 19% inflation rates and associated rising costs since the last dues increase in November 2020 thereby necessitating this increase.

If your payment is received *after* the 10th of the month, there will be a \$10.00 late fee assessed. Homeowners who have elected to pay by ACH will have \$325 withdrawn from their accounts starting in January.

MARK YOUR CALENDAR! – NOTICE OF ANNUAL MEETING

The 2024 Annual Board of Directors meeting will be held on **Monday, January 8, 2024, at 6:30 p.m.** at All Saints Episcopal Church, Northfield.

OPEN BOARD OF DIRECTOR POSITIONS

There are two Board of Directors positions up for election:

- Bob Rowe – 1530, 3-year term – new term expires in Jan 2027
- Dan Streitz – 1576, 3-year term – new term expires in Jan 2027

If you are interested in serving on the Board, please email a member of the Board or PlatinumPlus Management LLC with your name, unit, and a brief bio.

Election of these positions will take place at the Annual Meeting. Absentee ballots are available [here](#).

WINTER SNOW REMOVAL & MAINTENANCE

Here is some important information about winter snow removal.

- Snow removal will begin at 1.5-inches of accumulation.
- Do not park cars on the streets or overflow parking during snow events (this is a city of Northfield ordinance as well).
- During snow event situations, the Board reserves the right to fine and/ or tow any vehicle parked in overflow parking for longer than 48-hours.
- Driveways with cars in them cannot be cleared. Residents will be responsible for clearing their own driveway if there are cars parked there during plowing.
- Front porches and walks should be cleared of planters and patio furniture before the first snowfall. If porches and walks are not cleared, they will not be shoveled.
- Nelson Lawn Care is responsible for snow removal on streets, sidewalks, driveways, and guest parking.

We are a top priority for Nelson Lawncare, but it still takes time to plow and clear streets, so your patience is greatly appreciated!

ANNUAL FURNACE INSPECTION

Annual furnace servicing is essential for maintaining a safe and efficient home heating system. Regular maintenance not only ensures optimal performance but also extends the lifespan of your furnace, enhancing overall comfort, and safety. When having this done, make sure that all exhaust pipes in your utility are securely fastened and piping out of the house.

Here are some reasons to have your furnace inspected and serviced annually:

- **Efficiency Optimization:** Regular servicing helps clean and tune the furnace components, maximizing its efficiency and reducing energy consumption, ultimately lowering heating costs.
- **Preventive Maintenance:** Annual check-ups allow technicians to identify and address potential issues before they escalate, preventing unexpected breakdowns and costly repairs.
- **Safety Assurance:** Furnace inspections can detect and address any gas leaks, carbon monoxide leaks, or other safety hazards, ensuring the well-being of occupants.
- **Extended Lifespan:** Routine maintenance helps prolong the life of the furnace by preventing wear and tear, preserving its functionality for a more extended period, and delaying the need for a costly replacement.
- **Warranty Compliance:** Many furnace manufacturers require regular servicing to maintain the warranty's validity. Annual maintenance ensures compliance with these terms, safeguarding your investment in the heating system.

CONTACT US

PlatinumPlus Management LLC

Rhonda Rowe – (507) 663-1612 | rhonda@LibertyParkMN.org

Angela Dee – (612) 805-4813 | angela@LibertyParkMN.org

Board of Directors

The Board of Directors always welcomes questions, comments, and feedback at board@LibertyParkMN.org.

Additional resources available online at www.libertyparkmn.org.

Bob Rowe (1530)
Connie Martin (1582)
Anne Olson (1512)

Todd Edwardson (1613)
Dan Streitz (1576)