
P A R K



P L A C E
A T L Y T L E

Park Place at Lytle August 2022 Newsletter

On behalf of the owners, residents, and board of Park Place at Lytle I want to extend a warm welcome to all our new residents.

Congratulations to Kiera Nelson, one of the wonderful people who helps keep Park Place sparkling! Kiera is going to have a baby girl in December.

Busy! Busy! Busy! The next three months are filled with major activity here at Park Place!

The Annual Meeting is August 25th starting at 6. The Social Committee will provide light snacks beginning at 5:30. Please refer to the signs in the elevator or to the website for more details. All unit owners have received an official packet in the mail and an email with all the information.

Once again Cincinnati **hosts Riverfest on Sunday, September 4th**. As always, there will be extra security at the garage entrances and in the front of the building. You already have received a notice about how to request rooftop tickets. Please remember that tickets are limited due to safety regulations. Only individuals with tickets will be allowed on the roof after 7:30 PM on September 4th.

IT IS STARTING!

Phase 1 of the roof replacement is scheduled to begin September 17th, assuming the weather cooperates. The crane will arrive on September 17th to lift all the materials onto the roof. The actual work will start on the 19th and continue until sometime in November. Please pay attention to notices from Rick Loesing regarding when your heat pump is scheduled to be disconnected so you can plan accordingly. Rick will send out notices in advance to unit owners effected at each stage as the workers proceed installing the different sections of rails on the roof.

This is a major and necessary project that will cause some inconvenience, noise, and, at times, discomfort for everyone. Please be patient with our management staff and with all the workers as they get the work done.

P A R K



P L A C E
A T L Y T L E

ANOTHER MAJOR PROJECT

Security System Upgrade

The upgrade to the security cameras and the changeover to new fobs to access the building is planned for Wednesday, September 7th. Owners will receive new cards/fobs the week of the 29th. Please pick them up at the front desk the week of the 8/29.

On the switch over date old fobs/cards will no longer work, only your new cards. If you need additional devices, you can bring your old devices to Rick Loesing to reprogram or purchase additional new devices. (fobs & cards \$10, Pucks \$65) after 9/17.

Not so major, but important- on Monday August 29th carpet cleaning will start.

UPDATE FROM THE TREASURER

Our financial position continues to be strong in both Operating and Reserve Funds. At mid-year (June 30) we are \$11,000 underspent in the operating account and on target with Reserve contributions. Look for more financial information on the roofing project at the Annual Meeting on Aug 25.

KUDOS AND THANK YOU

Thank you to Mary Ann Lupinacci, Patti and Tim Reilly, Dan Moroski, John Fecker, Mike Baylor, Judy Baumann, Judy Hearn, Ann Crable, Kathy Sackett, Charlie Luken, Keith Grass, Nancy Allen and Terrence for making the new residents welcome party such a success. It was great to see over 90 residents turn out for the event.

Thank you to our management team, Sheryl Waite and Rick Loesing, and to Barb Hammel for overseeing the refresh of the guest suites. They look great!

P A R K



P L A C E
A T L Y T L E

WHEN YOU NOTICE THINGS NEED TO BE FIXED

If you notice an item in the common areas that need fixing, cleaning or replacement please use the website to report the issue and make the request. You can find the form to fill out under Service Request on the website's splash page. The reason this is important is because it logs your request and ensures a record of it.

REMINDERS

Recycling-please read the list of acceptable items and only put those in the recycling bins.

Boxes- please break down all boxes, including small ones. Oversized boxes should go in the dumpsters on the first floor. Small, broken-down boxes can go in the recycling bins. Please do this for two reasons. 1. If you do not break down your boxes, then Terrance must do it. Any amount of time he must take to do so is time away from his other work. 2. The recycling bins fill up very quickly if boxes are not broken down.

Garage right-of-way protocol-if a car exits the second-floor garage when a car is coming up the ramp from the street, the car coming up the ramp has the right of way. This is a safety precaution. It is unsafe for a car to back up into Butler Street. Please be courteous and yield if you are exiting the garage and encounter a car coming up the ramp.

P A R K



P L A C E
A T L Y T L E

Thank you to all our staff who work so hard to make Park Place a wonderful place to live.

The Management Team

Jay Hollmeyer- Community Manager
Rick Loesing-Building Operations Supervisor
Sheryl Waite-Community Service Administrator

The Front Desk Personnel

Jim Barnes
Chris McNeal
Quincy Jones
Charlie Bledsoe

The Cleaning Staff

Terrance Barnes
Kierra Nelson

400 Pike Street, 4th Floor
Cincinnati, OH 45202
513.751.5040