



## INFO DOCUMENTS X – FAQs

---

### Contents

INFO DOCUMENTS X – FAQs .....	1
Q - What is a Common Element (CE)? .....	2
Q - What is a Limited Common Element (LCE)?.....	3
Q – What is the speed limit in Lakes at Polaris? .....	3
Q – Can I have a yard sale? .....	3
Q – Are, for Lease signs OK to post in a Unit’s window? .....	3
Q – Are for sale/lease signs permitted in LCEs or CEs?.....	3
Q – Are political candidate signs permitted?.....	3
Q – How many guests can I have at the Clubhouse pool? .....	3
Q – What hours is the pool open? .....	3
Q – When does the clubhouse pool open and close for the season? .....	3
Q – How do I access the pool and exercise room at the clubhouse? .....	3
Q – Does the Condominium association have a web site? .....	3
Q – Does the Condominium association have a Facebook Page? .....	3
Q – How many individual Units are there in Lakes at Polaris? .....	3
Q – Does the Association have a Reserve Study done routinely? .....	3
Q - Where can I find the current reserve study? .....	3
Q – What is considered a bedroom at Lakes at Polaris .....	3
Q – How many Occupants are allowed per Unit by City Code and LAP regulations? .....	3
Q – Are Occupants allowed to park in guest parking?.....	4
Q – Does the Condominium Association maintain the required reserve funding to meet future needs? .....	4
Q – Does the current Reserve Fund balance meet target requirement for future needs? .....	4
Q – Can I have plant pots with vegetables on my CE sidewalk? .....	4
Q – Can I have plant pots with vegetables on my LCE patio or deck? .....	4
Q – Is the clubhouse social room available to Condominium Occupants for gatherings/parties/card playing/etc.? .....	4
Q – What utility provides electricity to the community? .....	4
Q – What utility provides gas to the community? .....	4
Q - What utility provides water to the community? .....	4
Q – When is the clubhouse exercise room open? .....	4
Q – Who do I call for a fire, police, or paramedic in an emergency? .....	4



Q – Who do I call for urgent/emergency Condominium services? ..... 4

Q – How many animals can I have in my Unit?..... 4

Q – What County is Lakes at Polaris located in? ..... 4

Q – What township is Lakes at Polaris located in? ..... 4

Q – What is the mailing address for Occupants in Lakes at Polaris? ..... 4

Q – What is the school district for Lakes at Polaris? ..... 5

Q – Where do Lakes at Polaris Occupants vote in elections?..... 5

Q – How do I check my Condominium homeowner fee account? ..... 5

Q – Who do I contact if I have questions about the community? ..... 5

Q – Do I receive a copy of the annual LAP budget? ..... 5

Q – When and where is the Condominium associations annual meeting held? ..... 5

Q – Who can attend the association’s annual meeting? ..... 5

Q – If there is more than 1 Owner of a Unit, how many votes can be cast by that unit for association activities? ..... 5

Q – What is the maximum number of vehicles Occupants can have per Unit? ..... 5

Q – If I have three vehicles, and I am unable to park in my garage where do I park the third vehicle? .. 5

Q – When is trash pickup? ..... 5

Q – Does the city of Columbus provide trash service to the community? ..... 5

Q – Does the trash company pick up recyclable material?..... 5

Q – What do I do with my recyclable material? ..... 5

Q – Are Unit Condominium Owners responsible for the Unit’s windows? ..... 5

Q – Are Unit Condominium Owners responsible for Garage Doors? ..... 5

Q – Are Unit Condominium Owners responsible for the LCE balconies? ..... 6

Q – Are Unit Condominium Owners responsible for LCE patios or front porch? ..... 6

Q – Do I need a Request for Alteration to make changes to LCEs? ..... 6

Q – Who maintains the Lakes at Polaris entrance roads? ..... 6

Q – Is the Lakes at Polaris Condominium Association an FHA-approved Condominium property? ..... 6

**READ THE RULES AND REGULATIONS FOR ADDITIONAL DETAILS AND INFORMATION**

**Q - What is a Common Element (CE)?**

A - Common Elements are community areas that are fully maintained, managed, etc. by the Association. Virtually all non-Unit areas are Common Elements – roads, Clubhouse, driveways, all sidewalks, ponds, grounds, exterior buildings, roofs, etc. The only Common Elements Unit Owners have exclusive use of are the driveways in front of their garage.



**Q - What is a Limited Common Element (LCE)?**

A - The only Limited Common Elements in the community are those where Unit Condominium Owners have sole use of. In our community the only areas that are LCEs are the front stoop, the balconies, patios and limited yard space off of patios.

**Q – What is the speed limit in Lakes at Polaris?**

A – 10 MPH (16 KPH).

**Q – Can I have a yard sale?**

A – No, due to security reasons.

**Q – Are, for Lease signs OK to post in a Unit’s window?**

A. – Yes, one only. For Rent signs are prohibited.

**Q – Are for sale/lease signs permitted in LCEs or CEs?**

A – No, for sale/lease signs are only permitted in a Unit’s windows – only one professionally made sign may be displayed at a time.

**Q – Are political candidate signs permitted?**

A. Yes, only in the window of a Unit, one per Unit. No other sign can be posted at the same time.

**Q – How many guests can I have at the Clubhouse pool?**

A – Four (4) guests per Unit.

**Q – What hours is the pool open?**

A – The pool opens at 8:00 AM and closes at 10:00 PM

**Q – When does the clubhouse pool open and close for the season?**

A – It is open from the 3<sup>rd</sup> Saturday in May to the 3<sup>rd</sup> Sunday in September.

**Q – How do I access the pool and exercise room at the clubhouse?**

A – The Association issues one key card per Unit for access to these facilities.

**Q – Does the Condominium association have a web site?**

A. – Yes, it is located at: [www.lakesatpolaris.com](http://www.lakesatpolaris.com)

**Q – Does the Condominium association have a Facebook Page?**

A – Yes, it is located at: [The Lakes at Polaris Condominiums](https://www.facebook.com/TheLakesatPolarisCondominiums)

**Q – How many individual Units are there in Lakes at Polaris?**

A – There are 90 Units, 15 buildings, 6 Units per building.

**Q – Does the Association have a Reserve Study done routinely?**

A – Yes, the Board of Directors requests a revised one every three years.

**Q - Where can I find the current reserve study?**

A - On the: [www.lakesatpolaris.com](http://www.lakesatpolaris.com) web site.

**Q – What is considered a bedroom at Lakes at Polaris**

A – Per city code, a bedroom must have a window, door(s) that close, and a built-in closet with a door. Some units have a den with no closet. These Units cannot be listed as three-bedroom Units. They must be listed as two-bedroom Units with a den.

**Q – How many Occupants are allowed per Unit by City Code and LAP regulations?**

A – Four (4) occupants in a two-bedroom Unit and six (6) occupants in a three-bedroom Unit.



**Q – Are Occupants allowed to park in guest parking?**

A – No, these spaces are reserved for overflow guests. (Guests should park in a Unit’s driveway if space is available,)

**Q – Does the Condominium Association maintain the required reserve funding to meet future needs?**

A – Yes, the Board of Directors are required to manage the communities reserve to allow for all costs associated with maintenance of the 15 buildings and clubhouse. Homeowner fees are subject to increases to ensure adequate funds are available when needed. Your Board of Directors endeavors to project funding needs and homeowner fees to avoid one-time assessments and the needs for bank loans to pay for maintenance.

**Q – Does the current Reserve Fund balance meet target requirement for future needs?**

A – Yes, the fund balance is correct based on the latest reserve study, however additional fee increases will be needed each year for at least five years to meet future demands.

**Q – Can I have plant pots with vegetables on my CE sidewalk?**

A – No

**Q – Can I have plant pots with vegetables on my LCE patio or deck?**

A – Yes, however see specific rules for vegetable plants.

**Q – Is the clubhouse social room available to Condominium Occupants for gatherings/parties/card playing/etc.?**

A – Yes, see the document for renting the clubhouse. You do not need to rent the Clubhouse to play cards.

**Q – What utility provides electricity to the community?**

A – American Power and Light LLC

**Q – What utility provides gas to the community?**

A - Suburban Natural Gas Company.

**Q - What utility provides water to the community?**

A – Columbus and Central Ohio Systems Inc.

**Q – When is the clubhouse exercise room open?**

A – 24/7/365

**Q – Who do I call for a fire, police, or paramedic in an emergency?**

A – **911** – Columbus City or Orange Township will respond.

**Q – Who do I call for urgent/emergency Condominium services?**

A – Call the Management Company

**Q – How many animals can I have in my Unit?**

A – Two dogs maximum, and two cats, or one dog and three cats, or four cats. Dogs must weigh less than 75 pounds each. See other restrictions. The maximum number of dogs is limited to two.

**Q – What County is Lakes at Polaris located in?**

A – Delaware

**Q – What township is Lakes at Polaris located in?**

A – Orange Township

**Q – What is the mailing address for Occupants in Lakes at Polaris?**

A – Columbus, the Post office serving LAP is Westerville’s Main Post Office at 617 McCorkle Blvd., Westerville, OH.



**Q – What is the school district for Lakes at Polaris?**

A – Olentangy School District.

**Q – Where do Lakes at Polaris Occupants vote in elections?**

A – At the Central Ohio Korean SDA Church, 7949 Worthington-Galena Rd, Worthington< OH

**Q – How do I check my Condominium homeowner fee account?**

A – Go to the Management Company’s account access.

**Q – Who do I contact if I have questions about the community?**

A – Contact the Management Company.

**Q – Do I receive a copy of the annual LAP budget?**

A – Yes, it is generally mailed to you in December for the following year.

**Q – When and where is the Condominium associations annual meeting held?**

A – It is normally held the 4<sup>th</sup> Tuesday of March at 7:00 PM. Some years it has been held in June due to pandemic restrictions.

**Q – Who can attend the association’s annual meeting?**

A – Only Condominium Owners, since they are the only ones who can vote or participate in the meeting.

**Q – If there is more than 1 Owner of a Unit, how many votes can be cast by that unit for association activities?**

A – Each Unit has one vote, no matter how many Condominium Owners are on the deed.

**Q – What is the maximum number of vehicles Occupants can have per Unit?**

A – Four (4). Each Unit has four (4) parking spaces – two in the garage and two in the CE in front of the garage. If you cannot park in the garage then only two (2) vehicles are allowed.

**Q – If I have three vehicles, and I am unable to park in my garage where do I park the third vehicle?**

A - The third (or forth) vehicle must be parked off the LAP Condominium property. Never in guest parking, since it will be towed at the Unit Owner’s expense.

**Q – When is trash pickup?**

A – See web site for pickup day, since it is subject to change by the trash company and holidays.

**Q – Does the city of Columbus provide trash service to the community?**

A – No, the service is provided by a private company. Fees for the service are included in the monthly HOA fee.

**Q – Does the trash company pick up recyclable material?**

A – No, we are too small a community for the trash company to offer recycle pickups.

**Q – What do I do with my recyclable material?**

A – There is a drop off location behind the Columbus Fire Station on Lasalle Road.

**Q – Are Unit Condominium Owners responsible for the Unit’s windows?**

A – Yes

**Q – Are Unit Condominium Owners responsible for Garage Doors?**

A – Yes



**Q – Are Unit Condominium Owners responsible for the LCE balconies?**

A – No, even though the Unit Condominium Owner has exclusive use of these areas. However, any item that was or is not part of the base balcony when installed is the responsibility of the Unit Condominium Owner. Access must be granted for inspections and any maintenance work needed, including painting.

**Q – Are Unit Condominium Owners responsible for LCE patios or front porch?**

A – No, even though the Unit Condominium Owner has exclusive use of these areas. However, any item that was or is not part of the base patios when installed is the responsibility of the Unit Condominium Owner. Access must be granted for inspections and any maintenance work needed, including painting.

**Q – Do I need a Request for Alteration to make changes to LCEs?**

A – Yes

**Q – Who maintains the Lakes at Polaris entrance roads?**

A – It depends on which road.

1. The road from the Gemini traffic light to the church is owned and maintained by the Church. The LAP and apartments have a permanent access easement to use the road.
2. The road from the main entrance off of the Church Road is owned jointly by the apartments and LAP and is maintained by both the apartment complex at 66.5% and the LAP at 33.5%. The Apartments have a permanent easement to use the roadway from the Lakes at Polaris Condominiums.
3. The roads within the LAP Condominium community are owned and maintained by The Lakes at Polaris Condominium Association.
4. The short road at the back of Lap is owned and maintained by the home it leads to. The home has a permanent access easement to use the road and the LAP roads to reach Gemini Parkway.

**Q – Is the Lakes at Polaris Condominium Association an FHA-approved Condominium property?**

A – No, not at the time this document was written.