



**KAMAN &
CUSIMANO** LLC
COMMUNITY ASSOCIATION ATTORNEYS

Megan E. Grantham, Esq.
Associate
mgrantham@kamancus.com

December 15, 2025

VIA ELECTRONIC MAIL ONLY: gwyn@applemgmt.com
Attorney/Client Privileged Information

Beech Glen Condominium
c/o Gwyn Rotramel, Community Association Manager
P.O. Box 752108
Dayton, Ohio 45475

Re: SB61 – Ohio Condominium Act Amendments

Dear Ms. Rotramel:

Enclosed, please find the original, fully executed and recorded amendments to the Declaration of Condominium Ownership for Beech Glen Condominium. The amendments were filed with the Montgomery County Recorder's Office on November 10, 2025, at Instrument No. 2025-00063590. The amendments became binding and effective on the date that they were filed. Please keep the original amendments in the Association's permanent file.

The Board must notify every owner that the amendments have been filed for record with the County. The Board's notice should, at a minimum, indicate the date the amendments were recorded and the County's Instrument number.

Along with the notice to the owners, the Board can include a copy of the recorded amendments so that owners are more likely to pass the amendments on to future buyers. Alternatively, the Board can inform owners how they can obtain a copy of the recorded amendments, such as by viewing and downloading it from the Association's online portal or website, if one is in place, by requesting a copy from the Association, or by obtaining a copy directly from the Montgomery County Recorder's Office.

Now that the amendments have been recorded and delivered to the Association, our work on this matter is complete and I have closed our file accordingly. It has been our pleasure to work together with the Association on this matter.

Should you or any of the other Board members wish to further discuss this matter, please do not hesitate to telephone me.

Sincerely yours,

MEGAN E. GRANTHAM

MEG: mml

Enclosure

cc: All Board members (via electronic mail only)