



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

April, 2014

Dear Villas Co-owners:

Finally! We can all celebrate surviving this year's record snow fall. Spring has arrived and it is great to enjoy the additional hours of daylight. Let's hope warm weather will arrive soon! It will be nice to get out more and see our neighbors. **Important reminder-- you can help to keep our community safe by turning on your garage lights in the evening.** The following are updates from your Board.

Annual Meeting: Our Annual Meeting is scheduled for Wednesday, May 14 at the NV Township Hall. Check-in starts at 7 PM and the meeting will begin at 7:30 PM. Please plan to attend. We look forward to seeing you there. If you cannot attend the meeting, please send in your proxy to Kramer-Triad (K/T) or give it to your neighbor, as we need 68% (125) of Co-owner votes to elect Directors.

Clubhouse and Pool Update: Our Clubhouse is a valuable asset. Please treat it with care and respect. If you accidentally break something, please notify K/T during normal business hours. We are in the process of installing a surveillance system. The Clubhouse is a great place to gather, so is the pool. The pool opens on May 23rd. Get ready for some sun and fun.

Clubhouse Rental: Do you want to rent the Clubhouse for a private event? If so, please contact Kramer-Triad. A \$100 rental fee is required to use the Clubhouse. In addition, a \$100 security deposit is required, when the reservation is made. The \$100 security deposit is returned, if the Clubhouse is left in good condition.

Delivery and Moving Trucks: Just a reminder, heavy delivery and moving trucks may **not** park on driveways. This is a violation that could cause damage to the cement. Co-owners risk the possibility of incurring the expense to repair the cement, if it is damaged.

Email Address: Does Kramer-Triad (K/T) have your current email address? This is important because we are using Homeowner Link through K/T to send emails to Co-owners regarding various items. Please remember to give K/T your current email address and check your email for messages in the future for updates.

Finance Report: Co-owners can review the Villas Monthly Financial Statement on the Villas website.

Five Mile Traffic Safety Action Group Ad Hoc Committee: Several Co-owners have expressed concerns about the amount of traffic and the speed on 5 Mile Road. The group is looking into having the speed limit reduced on 5 Mile Road and/or getting an additional traffic signal installed between Sheldon and Beck Roads. If you would like to join this Committee, please contact Joellyn Conway at 734.455.2735.

Flower Committee: Special thanks to Barb Mansfield and Nancy Gray for Co-Chairing the Flower Committee, as well as volunteers Nancy Chu-Meyers, Aretta Cullen, and Stew Mansfield. The committee has selected beautiful flowers to enhance our entrances and the Clubhouse. A Community Flower Planting Event will take place on May 31st. If you would like to volunteer to help, please contact Barb, Nancy or anyone on the Flower Committee. It will be a good way to meet some of your neighbors, too.

Flower Sale: This year the Flower Committee is coordinating a flower sale for Co-owners. Gorgeous hanging baskets and flower flats will be available for purchase. Details were mailed to your home. This is a great way to get beautiful flowers at a terrific price and be able to pick them up at the Clubhouse.

Garage Sale: The next Villas Garage Sale is scheduled for Saturday, May 17, 2014 from 9:00 a.m. until 3:00 p.m.

Meeting Minutes: Would you like to read Board Meeting Minutes? If so, please visit the Villas website. Meeting minutes are posted after they are approved.

Pets: Co-owners are reminded pets must be **on a leash at all times** and they **must** pick up after their pet, **immediately**. Please dispose of the "baggie" in your trash and do not leave the baggies behind a bush or by the garage. If you have a dog, please walk around the outside of

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your Villa and dispose of all feces. We have received several complaints about Co-owners not picking up after their pet and allowing their pet to be unleashed. Also, pets are **not allowed** in the Clubhouse or Pool area.

Pool Update: The pool is scheduled to open on Friday, May 23rd. Let's all work together to make this an enjoyable and safe pool season.

Social Committee: Save the dates and join us for fun, food and an opportunity to mingle with your neighbors at the Clubhouse and Pool. **Friday, May 16 Kick-Off Summer in the Villas**, 6PM-8PM, hot dogs, soft drinks and water provided. Please bring an appetizer, side dish or dessert to share and your own adult beverage. RSVP by May 12th to Carolyn Schnepel (carolynschnepel@yahoo.com or 734.259.8092).

Friday, June 27 Poolside Party 6PM-8PM. (Details will be provided in the future.)

Friday, July 25 TGIF Party 6PM-8PM (Details will be provided in the future.)

If you would like to join the Social Committee, please contact Carolyn.

Welcoming Committee: Diane Calhoun will Chair our Welcoming Committee. Special thanks to Diane and Margie and Tillman Dozier and Barb Mansfield, who have agreed to help with this committee. Would you like to help welcome new neighbors to our community? If so, please contact Diane. Watch your email for information in the near future regarding Saturday morning "Coffee and Bagel Meet and Greets" by the Pool.

Miscellaneous Items:

How to Report Something Unusual: We are the eyes and ears of our community. We all need to watch out for one another and help to keep our subdivision safe. If you see someone out of the ordinary or at an odd time in our subdivision, we encourage you to call the Non-Emergency number for the NV Township Police 248-348-5806. Please take time to program this number into your phone.

Dryer Vents: To prevent home fires, please arrange to have your dryer vent inspected and cleaned regularly. Lint collects in the long length of tubing from laundry rooms to the exterior of units pose a fire hazard to homes. Safety King (1-800-AIR-DUCT) can be called to inspect venting. Co-owners are advised that keeping dryer vents inspected and cleaned is their responsibility.

Gas Leaks: Should you ever smell gas in your unit, please follow an emergency protocol and immediately call Consumer's Energy. If Consumer's Energy tells you there is a leak in the gas line, you should also call K/T.

Garage Doors: Now's a good time to review the maintenance of your garage door. Call Overhead Door (734-449-0400) for their maintenance program. Procedures regarding our garage doors are also posted on the website and are available through Kramer Triad. We are in the process of amending the Garage Door Rule.

Alteration/Modification Requests & Work Orders: Please remember that all alteration/modification forms (used to be called variance requests); concerns and work orders should be placed through Kramer-Triad (K/T). K/T (248-888-4700) will ensure your request gets expeditiously submitted to the correct Committee and/or Board liaison.

Please continue to stay involved and in communication. We encourage you to get involved and attend Villas events. The Board kindly requests that all of your insights be shared in a courteous and constructive manner. The Board members and all of our dedicated neighbors serving as committee chairs and committee members are **volunteers, your neighbors and property owners—each working with the goal of maintaining securing, and improving our property values. It is the dedicated work of each volunteer—your neighbors—that keep our expenses down.** Thank you for your ongoing support and cooperation.

Respectfully submitted,
Villas Board of Directors

Villas Website: www.villasofnorthvillehills.com



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