



# VILLAS AT NORTHVILLE HILLS

## VILLAS CONDOMINIUM ASSOCIATION NEWSLETTER

VOLUME V, ISSUE 1 FALL 2009

### YOUR NEW ASSOCIATION BOARD IS OFF AND RUNNING...

As the new President of The Villas Co-Owner's Association Board of Directors, I wanted to acknowledge the contributions of the previous Board and their Committees for their extraordinary efforts over the last several years to provide all co-owners with exceptional service levels, a rich community environment and beautiful grounds and landscaping. I never tire of the beautiful view as I drive down Broadmoor Boulevard on my way home at night.

Having said that, the new Board's transition has been an interesting and challenging journey, and we appreciate the patience of each you as we assume our new roles and responsibilities under – shall we say – an accelerated pace. As an "un-elected" Board of Directors, we needed to know very quickly and objectively what is important to the majority of co-owners. As a result, we conducted a co-owner survey that many of you participated in. We identified clear direction in regard to what co-owners value and how they would prioritize further investments, and as result, the Board has used the survey results to establish and prioritize our initial work plans. While a full report on the survey is available in the Clubhouse, here is a quick sampling of our conclusions:

- 76% of co-owners are proud of The Villa's and satisfied with the services provided by the Association.
- 92% of co-owners believe their buildings are well maintained throughout the community, but have concerns regarding the turn-around time for building maintenance work orders.
- Co-owners are generally comfort-

able with the Association's financial management, but would like more information provided on a regular basis.

- Most co-owners understand the rules, the variance process and feel they are in substantial compliance.
- Co-owners value our newsletters and encouraged us to enhance communications by adding an Association website.
- Most co-owners believe that The Villa's extensive trees and shrubbery are a key to sustaining their property value.
- There is strong support for key Association amenities. There is significantly less support for the value of the Villa's shared tennis court access, as well as adding additional amenities.

Co-owners did express some concerns:

- 43% of Association co-owners expressed concern regarding the way the Association administers its rules.
- 30% of co-owners indicated that they did not feel that Association social activities adequately represented their interests.
- 25% of co-owners do not believe the Association is effective in maximizing the community's security.

We have used this input to prioritize our actions, and I wanted to give you a brief report on our progress to date:

*Continued on page 2*

### SPECIAL THANKS & POINT OF INTEREST

- *Special thanks to Paul Aramian for the countless hours he volunteered this past season to coordinate the care of our landscaping!*
- *Thank you to Jamie Spriet, who managed the outdoor lighting project!*
- *Larry Hines is our new Maintenance Coordinator. See his picture on page 3.*

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YOUR NEW ASSOCIATION BOARD IS OFF AND RUNNING... (CONTINUED)

**Financial and Risk Management**

- We plan to provide co-owners access to ongoing reports regarding both the Association’s financial condition, as well as our key strategies for optimizing their investment in Association dues through our new Association website – which will be operational in November.
- We have benchmarked our co-owner dues against a comparable development in the Northville area and have found some areas of potential opportunity.
- We plan to update our Maintenance Reserve Study prior to formulating our FY10 Budget recommendation.

**Rules**

- We are in the process of conducting a comprehensive evaluation of the rules and a business process review of the variance process and will have a recommendation for our next annual meeting.

**Landscape and Grounds**

- We made good progress working with our grounds maintenance contractor to enhance the appearance of our grounds. Specific remedial action was taken in regard to irrigation and fertilization programs.
- We have continued the previous Board’s focus on enhancing The Villa’s trees and shrubbery, and are finalizing a multi-year planting plan that assures existing trees are well maintained and replaced as

required. We will provide an update at our next annual meeting.

**Architecture, Maintenance and Security**

- We evaluated the business process that supports work orders, as well as developed a more automated mechanism for expediting the process. We are working with our Association management company to implement the new system.
- We have hired a new Association maintenance coordinator who is introduced in this issue. Larry has been working hard to address the work orders that got a bit backlogged during the transition.
- We launched a comprehensive fall painting campaign that addresses many deferred repairs and painting for units built prior to 2004.

**Culture and Communication**

- This represents the new Board’s first issue of the Association’s newsletter, which will be augmented by a new Association website scheduled to be operational in November 2009.
- We are evaluating how to best coordinate and facilitate Association social activities, and intend to develop a mechanism for them to be funded by the event participants rather than from co-owner dues.

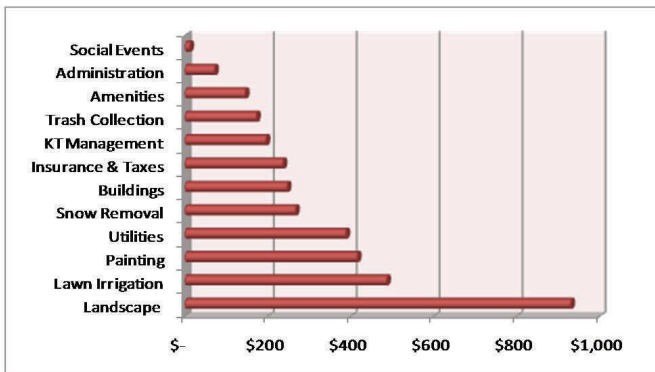
In my view, the work and the progress has been significant, and I want to thank the new Board, as well as the members of the new Rules, Landscape and Grounds; Architecture, Maintenance and Security; and Culture and Communication Committees for their substantial contribution of time and talent.

I would encourage you to get actively involved in Association activities. If you aren’t sure how best to do that, give me a call. I promise to make it REAL easy to volunteer.

After being a member of the “silent majority” for the first year as a co-owner, my involvement on the Board has been both challenging and rewarding. I have had an opportunity to get to know many of my neighbors much better, and I have to tell you, it sure makes it feel a whole lot more like HOME.

Where does the money go?

Recap of 2009 Individual Co-Owner Investment (Based on 9/30 Financial FY09 Forecast)



Recap of FY09 Co-owner Investment		
Landscape	\$ 931	28%
Lawn Irrigation	\$ 487	14%
<b>Total Grounds</b>	<b>\$ 1,418</b>	<b>42%</b>
Buildings	\$ 247	7%
Painting*	\$ 416	12%
<b>Total Buildings</b>	<b>\$ 663</b>	<b>20%</b>
Utilities	\$ 389	11%
Snow Removal	\$ 267	8%
Trash Collection	\$ 173	5%
Insurance & Taxes	\$ 237	7%
<b>Total Utilities</b>	<b>\$ 1,065</b>	<b>31%</b>
Amenities	\$ 146	4%
Social Events	\$ 12	0%
<b>Total Social</b>	<b>\$ 158</b>	<b>5%</b>
KT Management	\$ 196	6%
Administration	\$ 72	2%
<b>Total Administration</b>	<b>\$ 268</b>	<b>8%</b>
Reserves*	\$ (189)	-6%

\*Presumes an investment of \$62,000 in FY09 painting.

## IT'S JUST THE NEIGHBORLY THING TO DO... BY CHUCK LUND

My wife and I were cheering like crazy people for a team that was made up of neighbors, that I know and really care about. It wasn't a distant high school or college memory — it was at one of the Lion's pre-season home games.

As most of you know, we are privileged at the Villas to have several high profile Detroit Lion team members as our neighbors — some are Co-owners and some are tenant residents. While their busy schedules don't permit them much free time to attend our community events, if you have had the opportunity to meet any of them personally, you know they are outstanding people and wonderful neighbors, as well as fine athletes.

It's no secret that the Lions had a tough year last year — after many other tough years before that. It's pretty acceptable to have a little fun at the Lion's expense. But you know — those Lion's are my neighbors, and suddenly it bugs me when I hear the jokes and criticisms about them. Today, I proudly wore my Lion's jersey to the game — with the number of my favorite player, bought myself a beer or two, and had the time of my life cheering for my friends as they won their game.

I'd like to make a proposal. As a community, let's support our

neighbors who happen to be members of the Detroit Lions. Win or lose this season, let's fly a Lion's team flag — both on the day before, and on game day. We can transition our happy hours to a weekly "Lions Game Day" event. It can be as simple as turning on the Clubhouse television set to the Lion's game and watching it together. You could take a real leap of faith and buy a few tickets to their games — but at a minimum, let's make a visual sign of support to the team. It would be great if they could see many Detroit Lion team flags when they leave for the game (usually the evening before) — as well as when they return home after it's over.

I realize that within the context of economic tough times and other global challenges, this may not register high on your priority list. You may not even be an avid sports fan. But, I think you'll have a good time. I know you'll make some young men, who are trying very hard to play the game well, supported and appreciated. They need to know that while winning is important — it really is about how they play the game. It's my opinion that these guys play an even more important game — being good men — as well as our neighbors — about as well as any young people I know. Let's show them we play that game — being good neighbors — pretty well ourselves!

## ARCHITECTURAL, MAINTENANCE & SECURITY COMMITTEE

Since the formation of this joint committee two months ago, we have been very active in addressing the various issues that fall under our groups' responsibilities. Our committee includes: Kerry Deacon (Chair), Garry Servinsky, Gary Zaddach, Larry Leo, Tom Fant, Charles Fuller, James Leiphart, Jamie Spriet, and Joe Calloway. Gary Shean will join us in the new year. If you have questions or concerns, please contact any of our committee members.

The fall painting program has begun including painting the 2002 and 2003 Units (Hardy Board Siding & Garage Doors), 2005 Units (wood and door trim) plus other bay window repairs and painting. Our goal is to have this extensive painting work completed by early November. If the painters are working on your unit, please say "Hello"!

It is important that **all** co-owners directly contact Kramer-Triad (Roberta Peek, Customer Svc. Mgr. 248.888.4700 with any exterior maintenance items or repairs, as work orders need to be developed & issued for tracking on status and completion.

There have been some reoccurring problems in a number of units, the root of which is a design flaw. We are taking steps with the builder to remedy this situation.

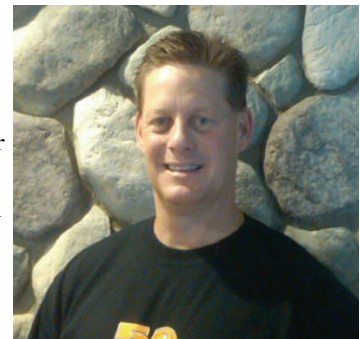
The Villas lighting program is underway with 40% participation. We have received very positive comments on the lights

that have been installed. We expect to have the lighting project completed by the end of October. Special thanks to Jamie Spriet for her outstanding work on this project!

Our street signs, "speed limit", "no parking", and "no soliciting" signs at both entrances are currently under study.

If you decide to sell your unit, it is important to have the Home Builder's Warranty transferred to the new co-owner. Without this, the new co-owner may have difficulty with warranty coverage that may be remaining on the unit. Please make sure the "Subsequent Home Buyer Acknowledgment and Transfer" form is completed at closing, by the initial units' co-owner (seller) and given to the Villas new co-owner (buyer).

Should you have any questions or issues covered under our group's responsibilities, please contact Kerry Deacon at [kodeacon@sbcglobal.net](mailto:kodeacon@sbcglobal.net) or 734.459.0064. I look forward to sharing more information with you at our "Meet and Greet Coffee" on November 7th.



Please welcome Larry Hines our new Maintenance Coordinator.

## LANDSCAPE & GROUNDS COMMITTEE MTGS ARE 7PM - 2ND TUES. EACH MONTH

Greetings from the Landscape & Grounds Committee! Let us introduce ourselves.

**Marge Aramian**, Spring/Fall Flowers/Holiday Decorations

**Paul Aramian**, Coordinator/Lawn Care

**Joe Kramer**, Lawn Care/3-5 Yr. Plan

**Tom Kilarski**, Trees & Shrubs

**Jim Harris**, Trees & Shrubs

**Susan Harper**, Spring/Fall Flowers/Holiday Decorations

**Nancy Guido**, New Member

**Jim Reinke**, Irrigation

**Martin Meyers**, Irrigation

**Ray Bologna**, Irrigation

**Jamie Spriet**, 3-5 Yr. Plan

**Nancy Chu-Meyers**, Board Liaison/Storm Drainage/Snow Removal

**Jean Legacki**, Spring/Fall Flowers/Holiday Decorations/3-5 Yr. Plan

**Glenn Legacki**, Chair/Variances

Next to our names are the responsibilities for our committee members. We are comprised of a group, that values the beauty of **our** Villas and want to continue to maintain and improve **our** landscape.

We extend an open invitation to all Villas co-owners to attend any of our regularly scheduled meetings in the Club-house. We meet the second Tuesday of each month at 7pm. *There is no obligation or expectation on your part. Just stop by and see what we are all about!*

Do you have a concern or issue relating to trees, shrubs, lawn care, irrigation (sprinkler heads), or snow removal (Yes. That will be here sooner than we want.)? Just contact Kramer-Triad (248.888.4700) and submit a work order and someone will contact you to help resolve your issue.

AND

We are always looking for new members to help out with various projects.

Thanks for being a great Community.

Glenn Legacki (glegacki@comcast.net)

## RULES COMMITTEE

As many of you are aware having read the owner survey results, 51% of the owners have asked for a review and revisions of the rules. Several owners have stepped forward to help facilitate this process. The Committee will be reviewing owner concerns/complaints and make recommendations to the Board for revisions.

There is Board consensus that there will be no changes to the By-Laws at this point. In order to alter By-Laws, a quorum vote by the majority of all co-owners would be needed and the appropriate legal steps would need to take place to put revised By-Laws in place. This being the case, the Rules Committee will be making recommendations to alter our rules rather than our By-Laws.

The Committee would like to remind you of the current rules that are in place.

**Parking:** No vehicle parked anywhere outside may be covered by a tarp or any other material and no vehicle may be parked overnight on any roadway. (This includes placing vehicles on blocks in the driveways.) While at the Villas, guests may park in cul-de-sacs and other non-driveway parking spaces for up to seven days. Residents may not park overnight in cul-de-sacs or other non-driveway parking spaces on a routine basis or for more than seven days at a time.

**Unit Modifications:** including, but not limited to satellite dishes, window boxes, lawn ornaments (including signs), bird feeders and porch furniture (benches and tables) must FIRST have a Variance Request submitted and approved by the Board.

**Pets:** Are to be leashed and owners MUST clean up after them.

Please refrain from intentionally allowing your pet to deposit in the common area backyard of other co-owners.

**As stated in the By-Laws....**

**Section 3, Pg. 14:** All windows must have white-backed draperies or white-backed window treatments. (This does not mean tarps or sheets. These must be removed.)

**Section 6, Pg. 15:** No commercial signs of any kind shall be placed or maintained within or upon any unit except with the written permission of the Board or except as may be required by legal proceedings.

**Section 11, Pg. 16, Part b/1:** A Co-owner, including the developer, desiring to rent or lease a Unit, shall disclose that fact in writing to the Association AT LEAST ten (10) days before presenting a lease form to a potential lessee, and at the same time, shall supply the Association with a copy of the exact lease form for its review for its compliance with the Condominium Documents.

Please take a few minutes to once again review both the By-Laws portion of the Rules and Regulations, as well as the current policies. If/when, based on the results of the owner survey, the Rules Committee makes a recommendation for policy changes, the Board will review the recommendations and notify all owners of any such changes. Until that time, in an effort to decrease violations and fines, and increase Co-owner enjoyment of ownership at the Villas, please do your share in adhering to the current Rules and Regulations.

Questions or Comments? Send an email to Terri Klimek at



## SOCIAL COMMITTEE

The Villas Social Committee's 2009 Calendar of Events began in January, and thanks to the talented, creative, and energetic members, friends and neighbors have come together on a variety of occasions that began with the Meet and Greet coffees last winter. The Saturday Meet & Greets were replaced during the summer months by a monthly Happy Hour. The Games Night in February brought out the competitive spirit among the players that heated-up the frigid winter night. Churchill Downs, home of the Kentucky Derby in May, could take a few lessons from the Villas Derby Party. As the guests arrived at the Sales Office—thank you, Lynn—the mood was upbeat in anticipation of the race. The appetizers were prepared and shared by the residents and were a treat for the taste buds. Maybe you heard the roar from the Sales Office that day as everyone cheered for their horse to win.

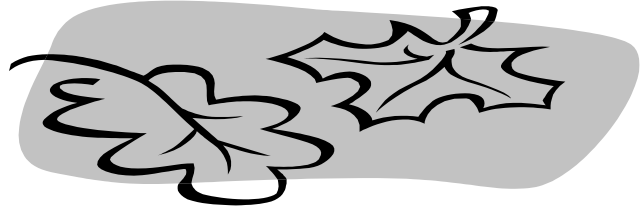
A Tapas Party was the theme for the Villas annual end-of-summer event in August. The food, which had a Spanish/Mediterranean flare, was prepared by members of the Social Committee and was served at various food stations. Fifty+ residents experienced this very unique party. The Committee is currently preparing for the

Meet & Greet Coffee on November 7th and the Holiday Celebration on Sunday, December 6th.

The Committee welcomes your suggestions for activities and events at the Villas in 2010. You can email your suggestions and comments to me, Marge Aramian, Social Committee Director, at [sullivan97s@yahoo.com](mailto:sullivan97s@yahoo.com). If you are interested in joining this dynamic committee, it's just an email click away.

### Social Committee Members:

Marge Aramian (Director), Dorisel Boggs, Sarah Calloway, Carolyn Clardy, Nancy Deacon, Lily Lembree, Mary Miller, Carole Reinke, Denise & Gary Servinsky, Linda Zaddach (Board Liaison)



## PEST CONTROL SERVICE

Important Reminder—Eradico provides a service to the Villas Co-owners to take care of pests before they become a pest to you. As part of their services, they provide an on-call service. If you, as the Co-owner develop a pest problem inside or outside of your unit, please call Eradico directly at 248.374.9375 to schedule an appointment.

Pests covered under the Agreement include: rats, mice, roaches, ants (excluding Pharaoh Ants), Silver Fish, Wasps, Hornets, Bees, Mites, Millipedes, Centipedes, Box Elder Bugs, Lady Bugs, Crickets, Sow Bugs (Roly Polys), Earwigs, Spiders and Fleas.

Again, call Eradico directly to schedule your appointment. Just tell them you live in the Villas and give them our account # 111582.

## INTEREST GROUPS

**Men's Poker Group** - meets 7:30p on the 2nd Wed. of the month at the Clubhouse. Interested in joining? Contact Bob Adamczyk at (734) 667-3240 or [r.t.a@comcast.net](mailto:r.t.a@comcast.net).

## SPRINKLER HEADS

Sprinkler head repairs are costly to the Association, and are often the result of co-owners driving over them.

Unfortunately, many of our heads are placed too close to the concrete and are subjected to drive overs. Please make an effort to know where your sprinkler heads are located and avoid them when backing out of or entering your driveway. For your information, heads that are damaged by the landscapers or snow removers, are paid for by the contractor.



**Rosary Group** - meets 7:30p every Wed. at Diane Stamp's home on 44875 Broadmoor Circle South. (734) 453-0452

**Camera Group.** Tom Fant and others would like to get this group started. Interested? Email Tom at [mgtom@wowway.com](mailto:mgtom@wowway.com).

## MARK YOUR CALENDAR

Please mark your calendar for the upcoming dates:

- Saturday, October 24 Fall Family Fun Noon-4pm at the Toll Gladwyne Model
- Thursday, October 29 Board Meeting: 6:30 p.m., Clubhouse
- Saturday, November 7 Meet & Greet Coffee, 9:30 a.m., Clubhouse. Kerry Deacon will provide an update from the Architectural, Maintenance & Security Committee.
- Tuesday, December 1 Board Meeting, 6:30 p.m., Clubhouse
- Sunday, December 6 Holiday Celebration, Clubhouse, Time to be announced.

## CULTURE & COMMUNICATIONS COMMITTEE

In our recent survey of the Co-owners a number of suggestions were made regarding communication and social activities at the Villas. The Board is pleased to let you know that we are moving forward on those suggestions.

The Villas web site will be launched in November. Our goal for the site is to have this be the "one stop" place where Co-owners can go for information. You will be able to find information on upcoming events, links to approved Board Meeting Minutes, Financial information, and our quarterly Newsletter.

Kramer-Triad will be posting a Variance Request Form, Automatic Dues Withdrawal Form, and the Association Rules on the site, too. You will also have an email link to all the Board and the Committee Chairs.

Another terrific feature of the web site will be the opportunity to join a Google Group. It will be a great way for neighbors to have conversations, offer things for sale, etc. without the whole world watching.

We will notify you when our new site is ready and we look forward to your comments and suggestions on adding new features to the web site.

The amazing volunteers on the Social Committee presented several terrific events this past year. They are working on the remaining events for 2009 and are starting to plan the events for 2010. I am confident that Marge Aramian, Director of the Social Committee, and the talented members of the Committee will outdo themselves again in 2010! Based on the results of the Co-owner Survey, the Social Committee will be working to plan events with little or no use of Association funds.

Please feel free to send me an email, if you have any comments or suggestions for the Culture and Communication Committee. My email is [linda\\_zaddach@yahoo.com](mailto:linda_zaddach@yahoo.com). I look forward to hearing from you.

## WELCOME NEW VILLAS RESIDENTS

Since our last newsletter (Summer, 2009), the following new residents have joined our community.

On Broadmoor Blvd.  
44499 Gary & Pamela Lyle

On Broadmoor Circle N.  
44689 Charles Fuller  
44718 Cheryl Lyn Phillips  
44736 Patricia & Robert Lambert-Simetz

On Broadmoor Circle S.  
44993 Danette Bixler  
44987 Kevin LaCombe & Ellen Sorenson



## NOTEWORTHY

**Association Dues:** Reminder—Association Fees are due the 1st of January, April, July and October. Please contact Kramer-Triad, if you need coupons or wish to have the payment automatically deducted from your account.

**2009 Villas Resident Directory:** Do we have your current phone number and email address for the upcoming publication of the 2009 Villas Resident Directory? If not, please call Debbie Laudermilch at Kramer-Triad with your updated information.

**Suggestion Box:** Have you seen the Suggestion Box in the Lobby of the Clubhouse? We welcome your suggestions. Please complete your suggestion and put it in the box or send an email to any Board member.

**Bulletin Board:** Important notices are posted on our Bulletin Board in the Clubhouse. We will also post notices on our web site, once it is completed.

**Furnace:** Every 6 months you should pour 1 cup of bleach down the PVC pipe that runs from your furnace to the floor drain. There is an opening at the top of the PVC pipe to pour the bleach into. This will keep the pipe clean.

## VILLAS AT NORTHVILLE

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NOTES FROM  
EDITOR:



PLEASE CONTACT ME IF YOU WISH TO  
CONTRIBUTE CONTENT TO, OR HAVE  
SUGGESTIONS FOR OUR COMMUNITY  
NEWSLETTER - ALL IDEAS ARE  
WELCOME.

DO YOU KNOW HOW TO USE  
PUBLISHER? IF SO, WE ARE LOOKING  
FOR A VOLUNTEER TO HELP WITH  
OUR NEXT NEWSLETTER. PLEASE  
SEND LINDA ZADDACH AN EMAIL, IF  
YOU ARE INTERESTED.

## BOARD OF DIRECTORS:

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Terri Klimek, Vice President  
(Terriaklimek@yahoo.com)  
Nancy Chu-Meyers, Treasurer  
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Fax : 248-888-4721  
Customer Service email  
[servicefh@kramertriad.com](mailto:servicefh@kramertriad.com)

## PUMPKIN BREAD BY LINDA ZADDACH

3 1/3 c white flour  
3 cups sugar OR 1 c white sugar and 1 c brown sugar  
2 teas. Baking soda  
1 teas. Cinnamon  
1 1/2 teas. Salt  
1 teas. Nutmeg  
1 c oil  
4 eggs  
2/3 c water  
15 oz can pumpkin (NOT pie filling)  
Optional: chopped pecans, walnuts, chocolate chips, or chopped dried fruit.  
Add to taste. Approx. 3/4-1 c total.

Preheat oven to 350 degree. Grease and flour two 9" loaf pans and set aside.  
Mix together dry ingredients in a bowl and set aside. In another bowl mix  
together oil, eggs, water, and pumpkin with a hand mixer Add dry ingredi-  
ents and beat with a hand mixer until smooth. Fold in nuts or dried fruit, if  
you wish.  
Divide into 2 loaf pans. Bake approx. 1 hour or until cake tester comes out  
clean

**Healthier Version:**

Substitute 1 c egg beaters for eggs  
Substitute 8 oz. unsweetened applesauce for oil and use 1/3 c water with  
1/3 c Caratino Oil rather than using 2/3 c water  
Substitute white wheat flour for part or all of white flour  
Substitute sugar with 1 c Splenda and 1 c Splenda Brown Sugar

Give one loaf to a friend or freeze the second loaf. Enjoy!

**Do you want to share a favorite recipe in the Winter Newsletter?  
If so, please send it to Linda Zaddach via a hard copy or email  
attachment.**

**Helpful Hints**

For stubborn coffee/tea stains in cups, sprinkle baking soda on stain, wipe with  
damp sponge, and rinse.

Dirty microwave? Dissolve 1 tablespoon baking soda in glass measuring cup  
filled with water, then place cup in microwave & heat on full power for 2-3  
minutes. The steam it creates will loosen spills. Remove cup and wipe clean.