



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

October 20, 2011

Dear Villas Co-owners:

The fall is upon us. Our swimming pool is closed. We all anticipate being with family and upcoming Holidays. This newsletter updates you on key Association initiatives. Again, ongoing thanks go to the many co-owners that continue to support the Villas numerous initiatives and committees. Toll Brother's is finishing its final construction. We all need to be patient as they complete their work. With this Board's appreciation, the following are updates:

Final Road Paving: Toll is completing its paving of the far western roads. They expect paving to be completed by October 28th—weather permitting. Unfortunately, we worked with limited and last-minute information from Toll & Cadillac. Details of the road construction were sent under separate cover by Kramer Triad. Complaints should be sent to Toll Brother 248-380-9611. No landscaping will be done in the affected areas until paving is completed. Thank you all for your patience and support.

By-Laws Review: Don Boggs is leading a co-owner committee whose work will begin in January 2012 to review the current by-laws. A recommended process for this costly initiative will be made using legal assistance. Budget needs will be allocated to cover this expense in 2012.

Finance Report: The board-approved 2012 budget is enclosed in this mailing. The 2012 dues are the same as 2011. Modest changes to the 2012 budget adjust for the increase in units and respective expenses. It was determined that the audit process (that has been done annually) will now be conducted every other year to align with most associations' accounting practices.

Rules & Security Committee: The Rules Committee modified our existing rules to align with the new solid waste collection program. Additionally, rules on snow removal and the exercise room in the clubhouse have been amended. Guidelines around awnings and decks are also now included in the rules. Reference those sections of the rules for details. The newly revised rules have been Board approved and are enclosed with this newsletter.

Lighting: Co-owners can now order high quality lights at a discounted price again. To date, we have another 14 co-owners who ordered the new lights. The deadline is upon you! If you wish more detail on how to purchase your lights, contact Jamie Spriet at 734-667-2589. You can also secure timers and bulbs at a great price. Installation of new lights will be completed by early November **free of charge** courtesy of Gary McLand and the light installation committee. **VOLUNTEERS ARE STILL NEEDED!** If you're interested in volunteering for this worthwhile, fun, beautification and safety initiative, please contact Gary at 248-990-3062.

Landscaping: An action plan for fall planting of flowers and grounds cutting/cleaning is in place. The tree replacement plan is in action for this fall. Also, final shrub trimming for the season will begin later in the week of October 24th and ribbons are available in the clubhouse.

Snow Removal: Snow removal will occur with 1 ½ inches of snow on the ground. Streets will be plowed first, then driveways, then sidewalks/walkways. De-icing chemicals will be put on roads, driveways, walks & porches as needed. Extra porch "de-icer" will be available to co-owners if requested. Porch de-icer may be secured by calling Vance of Greenlawn at 248-474-6167 or by emailing at workorders@greenlawngroup.com Regarding parked cars, extra care should be taken to not park vehicles on the street or on driveways. If your car is left on the driveway during plowing, the snow contractor will plow around it (within 2 feet). A final, last "sweep" of the complex before contractor leaves will be conducted. If your car is moved off your driveway at that time, the snow in your driveway will be plowed at that time.

Painting: The scheduled fall painting program has been budgeted for designated units. Oversight has been conducted thanks to the Architectural committee and Kerry Deacon.

Pool: Some major repairs are currently being completed to the pool. The Board approved this expenditure in 2011 to secure a better price and to ensure that the pool will be ready for the 2012 season. Additionally, re-webbing of the lounge chairs will be done over the winter because of pricing and readiness for the 2012 summer.

Management by: Kramer Triad Management Group, LLC
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Clubhouse: The restrooms have had on-going toilet issues because they were residential-grade. The Board is happy to report the toilets have been replaced with commercial grade fixtures to avoid such problems in the future.

Vacation/Emergency Contacts: To co-owners who leave for over a month or go away for an extended leave, it is essential that Kramer Triad be advised of your emergency contact. Details of this information should be given to KT customer service staff.

Toll Brothers Update: As the final two buildings' construction finalizes, please note that Toll is making every effort to ensure that contractors observe our road rules. If you see contraction traffic going through the neighborhood and not observing the signs, please call Northville Police with as much information as possible.

A comprehensive **Toll Brothers punch list** is in place and being coordinated between Toll and the Association with Kerry Deacon's oversight. Toll is making every effort to stay in action and communication on the numerous action steps and open issues identified. Please be assured that matters such as corrective measure for units, roads/curbs/gutters, landscape issues, boundary survey & easement concerns and other important action steps are in place. **We have negotiated an important new agreement with Toll regarding the extension of our statute of limitations until 3/31/12.**

Important Social Committee Dates/Activities:

Canned Food/Salvation Army Clubhouse	November 1 – 18th	Drop food in Clubhouse Lobby
Holiday Party with Santa Visit Clubhouse	December 18	2:00 pm – 5:00 pm

Tentative 2012 Events:

Easter Egg Hunt	Clubhouse	March 31, 2012	1:00 pm – 3:00 pm
Spring Home Fair	Clubhouse	April 28, 2012	9:00 am – 11:00 am
Derby Party	Clubhouse	May 5, 2012	4:30 pm – 7:00 pm

Exercise Room:

The Clubhouse Exercise Room is available for use to all Villas adult residents during the designated Clubhouse hours of operations. Minor children of Villa adult members are permitted to utilize the exercise room under the following conditions: Minor Children, "16 years and under," but not less than 12 years of age, may utilize the exercise room, if accompanied by an adult provided that a "Waiver of Liability" form is signed and on file with Kramer Triad for the designated minor children. If this rule applies to your family, you must fill out the enclosed waiver of liability for such minors and send the waiver to Kramer Triad as soon as practicable.

2011 Board Meetings: Meetings will continue to be conducted under the established rules of order. If you have an item for discussion (that will take more than two minutes), please submit your request in writing to Kramer Triad *at least five days prior to the meeting*. This process will ensure adequate time for special discussion items. We welcome co-owners insight and have seen more and more co-owners joining our meeting. TEAM invites you to join us at these important meetings. The board meeting schedule is as follows:

December 3, 2011	10:00 am	Clubhouse	Board Meeting
February 18, 2012	10:00 am	Clubhouse	Board Meeting
May 9, 2012	7:00 pm	Township Hall	Annual Meeting

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

This Board appreciates your feedback. Thank you for your continued support and cooperation. Please continue to stay involved and in communication about concerns. Respectfully submitted,

TEAM—Villas Board of Directors

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