



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

October, 2012

Dear Villas Co-owners:

Fall has arrived and the spectacular colors of the season are amazing to watch. Our beautiful Villas community was featured in the Summer, 2012 Kramer-Triad newsletter. Visit the Villas website (www.villasofnorthvillehills.com) to read the article. This newsletter updates you on the 2012 Association activities. Co-owner support and leadership on the many Villas committees are gratefully acknowledged. Thanks to all neighbors for their patience during the challenging landscape and irrigation summer season we experienced. The following are updates from your Board.

Association Board: With Kerry Deacon's resignation and move to Memphis, the Board has appointed the following officers, per Association Bylaws. For 2012-13 the Association officers are as follows:

- Donald Boggs, President
- Linda Zaddach, Vice President *
- John Miller, Treasurer
- Linda Zaddach, Secretary *
- Carolyn Schnepel, Director
- John Lapenta, Director

*Article X, Section 1 of the Association Bylaws state: "The directors may appoint such other officers as in their judgment may be necessary. Any two offices except that of president and vice president may be held by one person." Given that a number of our Board members are new Villas Directors, the Board felt it was important to appoint Linda Zaddach, who has served on the Board since 2009, to both the Vice President and Secretary positions.

John and his wife, Jan, moved to the Villas in 2011. John is a Partner and Vice President of Champagne Grinding & Mfg. and a Foundation Board member at St. Paul's Presbyterian Church in Livonia. The Board is delighted to have John join us.

The Board thanks Kerry for his significant contributions to the community. Your current Villas Board members have decades of combined Board experience, within the Villas and at communities outside of the Villas, and each of us is committed to continuing to maintain and improve the Villas, while keeping expenses within budget.

Bylaws Review and Approval: As reported in the fall, Don Boggs led a co-owner committee to review the current Bylaws. The Villas attorney has been working with the Board on the revisions. This effort requires all of us (as co-owners) and our mortgage companies to review and approve before any changes to the current Bylaws can be made. Look for an informational meeting on this matter in the near future.

Email Address: Does 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. On Sept. 25th the Board sent out an email to Co-owners regarding Road Work and on Sept. 28th about fall trimming. Please remember to give K/T your current email address and check your email for messages in the future for updates.

Finance Report: To date, we are running according to budget. The Board has started work on the 2013 budget and hopes to have it completed by the November 10th General Board meeting.

Irrigation Tank Installation: The Board is happy to report that the irrigation holding tank has been successfully installed. The tank is buried underground and will hold the water being pumped from the well that was dug a few months ago. The water in this tank will be used to water one-fourth of the Villas community and will help us control our very high irrigation costs. Many of the NV Township officials have been so impressed by this project that they have asked Jim Reinke and Ray Bologna to prepare a "white paper" on the project. This information will be used as a guide for other communities. We all owe Ray, Jim, and all the dedicated Alternate Water Source committee members a huge debt of gratitude for the countless hours they spent on this significant project for the Villas!

Rules & Safety Committee: Guidelines for awnings, porch railings, and decks are posted on the website. Co-owners are reminded that an Alternation/Modification form must be submitted and approved before the installation of an awning, porch railing, or deck.

Street Signs: Have you noticed the new street signs that have been installed throughout the Villas? Special thanks go to the members of the Architecture & Maintenance Committee for their work on this project and for selecting these great looking signs.

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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.

Villas Directory: The Villas Resident Directory will be published in November, 2012. If your phone number and/or email address has changed from the 2011 publication of the Villas Resident Directory, please provide Debbie Laudermilch at Kramer-Triad (248.888.4700) with your updated information by the end of October. The Villas Directory will only be given to Villas' Co-owners and will **not** be sold or otherwise commercialized by or on behalf of our Association.

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.

Vacation/Emergency Contacts: With winter vacation time right around the corner, Co-owners are encouraged to call the Northville Township Police with key information for home protection. Forms are available in the Clubhouse or by calling the Township police. If you plan on leaving for a month or more, it is essential that Kramer-Triad also is advised of your emergency contact information. Details of this information should be given to K/T customer service staff. Co-owners are also advised to shut off the water in their Villa.

Landscaping/Irrigation: Special thanks go to Gary Zaddach and Jim Reinke for their continued work as chairs of these respective initiatives. With the drought this summer and all the irrigation problems, our trees, shrubs, and grass are still recovering from the stress. Our entire site has been reviewed and many landscape issues have been identified. Remediation of the lawns will take place this fall and next spring. Dead trees and bushes will also be replaced during the fall and next spring. Co-owners are also reminded that the Villas grounds (lawn, trees & shrubs), including the areas outside of your individual Villa, belong to the entire Villas community. The Board appreciates your continued support and patience, while the remediation and tree/shrub replacement takes place.

Painting: The scheduled 2012 painting program has been budgeted for designated units. Oversight will be conducted thanks to the members of the Architectural Committee.

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. Also, if you wish to secure maintenance guidelines on the garage door, please call Overhead Door. Procedures regarding our garage doors are also posted on the website and are available through Kramer Triad.

Garage Sale: Special thanks to Ray Kugler for coordinating the advertising for the September 22nd Garage Sale. Everyone participating was thrilled with the buyer turnout. Start saving your unwanted treasures for the next Garage Sale in the spring.

Pool: The pool is closed for the season. Thank you to everyone for making this a safe pool season. The Board has arranged to have the pool chairs re-webbed and ready for the 2013 season. In addition, new crank-style table umbrellas will be purchased in time for next season.

Clubhouse: Have you seen the Clubhouse Great Room? Thanks to the volunteer work of Lilly and Gilbert Lembree, we have an updated look to the Clubhouse Great Room! We are also planning to have the large tables in the Great Room refinished.

Toll Brothers Update: Please be assured that we are continuing to work to resolve all open issues with Toll. If any co-owner has outstanding *interior* punch list items (unique to your unit), please stay on Toll for those items to be completed.

2012 Board Meetings: The next General Board meeting is scheduled for Saturday, November 10, 2012. The same format will be used: Saturday mornings at 10:00 am in the Clubhouse. The Board hopes to have the 2013 budget finalized by this 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 (K/T). K/T (248-888-4700) will ensure your request gets expeditiously submitted to the correct Committee and/or Board liaison.

Important Social Committee 2012 Dates/Activities: Carolyn Schnepel has agreed to oversee the Social Committee. Upcoming events will be posted on the Villas website.

Holiday Gathering at the Clubhouse Sunday, December 9, 2012 Time to be determined

Please continue to stay involved and in communication. The Board kindly requests that all 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 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

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