



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

July 16, 2015

Dear Villas Co-owners and Tenants:

The Board of Directors thought it appropriate to provide you with a mid-year update on the many initiatives that are being undertaken to maintain the Villas as a premier condo development in Western Wayne County. These actions are described below. You will notice that several of the initiatives are multi-year projects. That means we have identified more work to do than we can afford to complete during 2015. What we can't get to in 2015, will be prioritized during 2016 and beyond if necessary. Prioritizing what gets done this year vs. what gets deferred until next year has been and continues to be a difficult task. We ask that you bear with us as we try to remedy the most serious of needs as a priority. We generally will prioritize safety items first, then replacement of dead shrubs and trees next and then those areas that need attention based on situations that present the most visible eye sore or potential damage if left unattended.

Utility Box Landscape Enhancements/Replacements: As some of you may have already noticed, we have completed this year's utility box landscape project. These utility box areas were originally identified by the utility box sub-committee last year, as being areas that needed the most remediation. Five of the areas originally identified last year by the utility box sub-committee were completed by Toll late last summer, as they had not been initially landscaped by Toll. An additional 14 utility boxes have been completed by Infinitely Green, the same vendor that installed the annual flowers at our entrances and clubhouse. These areas cost approximately \$6,000 and will be under warranty for 2 years.

Mulch: Greenlawn began applying mulch to the Villas properties on July 8th and is expected to be completed by July 17th, weather permitting. We are switching back to the triple shredded hardwood mulch and will realize some saving from the original amount budgeted for mulch. You may have noticed that a number of evergreen trees have orange ribbons on them. Those trees will not be mulched, as the low branches prevent the fresh mulch from being visible. This was a good cost savings suggestion we received from a co-owner.

Shrub and Tree replacement: All of the dead shrubs and trees have been recorded via work orders. Removal of those items recorded will begin shortly by a landscape contractor. Replacement will be done in the Fall to ensure survival of the shrubs and trees. Unfortunately, the sprinklers do not cover many of the shrub areas to enable us to safely plant replacements in the heat of the summer months. The cost of this activity (about \$20,000) will be applied to the budget we have established for this purpose. Any monies left over from the \$20,000 plus savings realized from other activities in the landscape budget will also be used to address other landscape issues described below.

Other landscape issues: There are a number of areas in the Villas where we have landscape issues due to the type of landscape material planted by the developer (large trees too close to units, shrubs that are overgrown by sidewalks, junipers in beds that continually die off). The tree committee recently walked the Villas to identify these areas. As you might expect, the sheer cost to fix all of these areas far exceeds any budgeted funds we currently have. We are determined to address these areas. However, it will have to be done as a multi-year initiative.

Further analysis needs to be done for these areas identified by the tree committee to identify cost, type of replacement shrub or tree and what process do we use to prioritize which areas will be done and in what order. Curb appeal will be a significant factor in determining the order of replacement to enhance the visual appeal of our development. Our intent is to begin addressing these areas in 2015. As described above, we will use savings generated in other areas of the landscape budget to begin this process. We will repeat this process each year until this issue is fully resolved.

Drainage & Grading Project: Along with co-owner work order requests, several additional areas were identified during the June walk around with our Landscape Maintenance Vendor, Greenlawn, which needed to be re-graded and in some cases, additional drainage added. Some of this work has been completed (primarily adjustments to ground level downspouts) and the remaining re-grading around unit foundations has been scheduled for completion by July 10th. The additional drainage work to move excess water away from buildings is expected to be completed by July 17th.

New Irrigation Well Project: This Irrigation Committee project, led by John Stadnicar and Jim Reinke, is designed to significantly reduce the annual costs for irrigation by totally eliminating the need for irrigation water from Northville Township. The Board approved the \$78,000 project recommended by the Committee, and final project design has begun with a local engineering firm. The well design will include an expansion of the existing pond south of Broadmoor Boulevard

and west of Sheldon Road, as well as the installation of a pumping system. The project payback time is 2 years, and the resulting annual savings will be approximately \$40,000.

Villas Cement Work: Midwest Paving will be starting \$75,000 of repair work during the first two weeks of August, depending on the weather and the current work load of Midwest Paving. The work will consist of replacing 24 front steps, numerous driveway pads, sidewalks, curbing and some asphalt areas that have been deemed in need of repair due to safety as well as degradation issues. This will be taking place throughout the entire complex and we would ask that you be patient as well as understanding in dealing with any interruptions this will cause. The locations to be addressed in 2015 are detailed for you in the attachment. If you are not shown on the attachment and believe that your condo is also in need of cement/asphalt repair, you may have to wait till next year as we see this to be a multi year project.

Please note that Midwest Paving will place a note on your garage door a day or two before any work will commence on your driveway, provided your condo is scheduled for driveway repair. This way you will know to leave your vehicle parked on the street and not in your garage or driveway.

We are also in the process of commissioning an Engineering firm to evaluate the soundness of the base underneath of our roads. This evaluation will help set the direction of either future repairs or road replacement.

Painting Program: We have obtained three (3) quotes for the continued painting of the buildings. This year, which is the third year of a five-year project, we will be painting 10 buildings, #13, #14, #15, #16, #17, #29, #30, #37, #38 and #39. We are currently working with last year's contractor to finish a punch list of items that were either missed, in need of repair, touch-up and/or clean-up. We will be issuing the new contract shortly.

Speeding, Stop Sign, and Parking Compliance: As the population of families with younger children has increased over the past few years, it's important to reinforce the fact that stop signs and speed limits are not optional! Please adhere to a maximum speed of 25 MPH, and come to a complete stop at stop signs for the safety of all resident in the Villas. Additionally, the mailbox side of all streets is a designated fire route with "No Parking".

The Board has also initiated a project to consider replacing the street signs throughout the Villas, especially since many of the "Fire Zone No Parking" signs are missing or faded. More esthetically pleasing signs, similar to those installed in the Ravines of Northville or Woods of Edenderry, are being considered. This project is in the early stages, and more information will be available in the coming months

Work Orders: Kramer-Triad has recently updated their website, and once a co-owner has registered "my account" through the website at www.kramertriad.com, they can view their account status and any work orders that have been opened and/or closed. If you need assistance with registering, please contact Kramer-Triad at 248-888-4700

UPDATE ON COMMITTEE MEMBERSHIP

Flowers Committee - Co-chairs: Stew & Barb Mansfield. Board Liaison: Nancy Chu-Meyers.
Members: Nancy Gray, Aretta Cullen, and Gary McLand

Irrigation Committee – Chair: John Stadnicar. Board Liaison: Nancy Chu-Meyers.
Members: Jim Reinke, Martin Meyers, Ray Bologna

Landscape Committee – Chair: Gary Zaddach. Board Liaison: Nancy Chu-Meyers.
Members: Nancy Gray, Aretta Cullen, Stew & Barb Mansfield, Martin Meyers, Don Boggs, Tom Kilarski, Gary & Terry Kovacic

Rules and Security Committee – Chair: John Theodore. Board Liaison: AJ Wagner.
Members: Diane Calhoun, Rob Meredith and Hugh Thomas

Architectural and Maintenance Committee – Co-chairs: Rob Meredith and Garry Servinsky. Board Liaison: John LaPenta.
Members: Joe Calloway, Nick and Linda Doinidis, Ken Jacobson, Cheryl Phillips, John Stadnicar, Gary Zaddach

We hope you found this update useful. If you have any questions please feel free to contact any of the Directors or Kramer-Triad.

Respectfully,
Villas Board of Directors
Villas Website: www.villasofnorthvillehills.com

VILLAS OF NORTHVILLE HILLS - CONCRETE LIST

ADDRESS	CURBING	6" APPROACHES & SIDEWALK	SFT	4" DRIVE/SIDEWALK SLABS	SFT
44927		8X18	144		
BETW 44923-44927	11				
44915		9X18	162		
44891		7X19	133		
44879		9X18	162	9X18	162
44867	13				
44860		7X17	119		
44854		5X9	45		
44855				8X18	144
44813	20	8X19	152		
44800		13X18	234	26X16	416
44801	24				
44529				16X8.5,4X3 WALK	148
44528	24				
44516	19			7.5X8	60
44510				13.5X8	108
44507				5X6 WALK	30
44487				5X6 WALK	30
44481		8X5 WALK	40	7X8	56
44456	22				
44444	22				
44438	24				
44550	12	8X18	144	11X16	176
BETW 44556-44562	23				
44562		7X21	147		
44568	11			9X8.5	77
44574		6X18	108	6X18	108
44581				26X8.5	221
44587		9X19	171		
44599		11X15	165	9.5X18	171
44615		13X18.5	241		

ADDRESS	CURBING	6" APPROACHES & SIDEWALK	SFT	4" DRIVE/SIDEWALK SLABS	SFT
44616	23				
44617		13X18.5	241	8X16	128
44621		13X18.5	241	9X16.5	148
44622		9X18	162		
44623		13X18.5	241		
44628		9.5X18	171		
44653	10				
44658	23				
44659	33				
44688		8X18	144		
44682		8X18	144		
44713	14				
TOTALS	328		3511		2183

44474	BOTTOM 2 PADS CRACKED FROM 2013--WARRANTY		
44489-44491	REPLACE FROM 2013-POOR FINISH--WARRANTY		
44581	REPLACE FROM 2013-POOR FINISH--WARRANTY		
44568	REPLACE FROM 2013-POOR FINISH--WARRANTY		

Villas at Northville Hills
Porch Steps for Replacement

ADDRESS
44407
44415
44456
44604
44493
44487
44481
44621
44677
45023
44694
44676
44670
44980
45005
44999
44915
44917
44897
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44848
44872
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44902