



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

May, 2013

Dear Villas Co-owners:

Finally! The pool season is right around the corner. Let's all work together to have an accident free pool season. 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: The Villas Annual Meeting is scheduled for Thursday, May 23, 2013 at the NV Township Hall. The meeting will start promptly at 7 p.m. As you know, John Lapenta, Carolyn Schnepel and Linda Zaddach are running for re-election. There is a terrific synergy among the current Board under the leadership of President, Donald Boggs and with the expertise of John Miller, Treasurer. While we do not agree on everything, we are willing to compromise when it is in the best interest of our community. We hope you will support John, Carolyn and Linda in the upcoming election. We all want to see our community to continue to move forward in a positive direction.

Awning: Would you like to have an awning on your deck? Marygrove Awning is the only approved awning vendor for the Villas. You will need to submit an Alteration/Modification form for approval before your awning is installed.

Decks: Co-owners are reminded it is their responsibility to keep their deck in good condition. Decks must be stained with Olympic Caramel Solid Stain or TWP #101 Cedar Tone Semi-Solid stain. If you wish to replace your deck with composite decking, "Trek" decking is allowed. An Alteration/Modification form must be submitted and approved before a new deck may be installed.

Deck Umbrellas: Umbrellas placed on your deck may be any solid color. Floral, striped or patterned fabric is not permitted.

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.

Emergency Contact: In case of an emergency, all Co-owners are encouraged to give Kramer-Triad the name and phone number of someone not living in your Villa, who may be contacted in the event of an emergency, when you cannot be reached.

Finance Report: Co-owners are reminded they can review the Villas Monthly Financial Statement on the Villas website. The audited report of our financials should be completed in time for distribution at our Annual Meeting.

Flowers/Plant Material: Please remember that no artificial flowers or greenery may be displayed in pots or placed in the flower beds. Also, if you plan to have shepherds hook, please remember to use only moss-type baskets, taupe or black baskets. Additional Rules information can be found on the Villas website.

Garage Sale: The next Villas Garage Sale is scheduled for Saturday, May 18, 2013 from 9 a.m. until 3:00 p.m. Ray Kugler has agreed to coordinate the advertising for this sale.

Irrigation: You may recall that we installed a holding tank (2012) to accommodate our well water. We fully expect to start our irrigation system in early May. The Villas' well water will supply about 25% of our community and reduce our use of city water. (This will cut our irrigation water bill substantially.) As of our last check, the water is very clear, so we do not need to worry about rust stains on our Villas or cement. Rest assured, we will continue to monitor the clarity of the water and will take the necessary steps to treat the water, if needed.

Lawns and Misc.: Greenlawn has performed our Spring cleanup. Additional fertilization and spot seeding will take place in the coming weeks. With the impending warm weather, we are looking forward to our lawns taking on a beautiful green glow. Annuals will be planted in the entrance flower beds, as soon as weather permits.

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. Thanks to prior boards under former Presidents, Chuck Lund and Kerry Deacon, access to Board minutes became very accessible to all Co-owners. Previously, the only way Co-owners could read Board Meeting Minutes was by personally going to the Villas management company. You can be assured, that your current Board will continue to post minutes on the Villas website.

Management by: Kramer Triad Management Group, LLC
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ACCREDITED ASSOCIATION
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Pool: Pristine Pools has started work on opening our pool for the upcoming season. A new heater for the pool has been installed. The pool is scheduled to open on Friday, May 24. Additional information about pool guidelines and rules will be mailed in mid-May.

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 in your phone.

Tree Trimming: Greenlawn has done some much needed tree trimming throughout our community.

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. 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.

Clubhouse: 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 deposit is returned, if the Clubhouse is left in good condition.

Rules and Regulations: Have you ever had a question about the Villas Rules? Just visit the Villas website for a complete list of the current Rules.

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.

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.

Everyone on the Board wishes you and your family a safe and enjoyable warm weather season!

Respectfully submitted,

Donald Boggs, John Lapenta, John Miller, Carolyn Schnepel, Linda Zaddach
Villas Board of Directors

Villas Website: www.villasofnorthvillehills.com