



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

May 28, 2015

Dear Villas Co-owners and Tenants:

The Board of Directors would like to provide you with some reminders.

Board Meetings: The Board meets 10 times a year and the meeting dates and time are posted on the website, www.villasofnorthvillehills.com. You are welcome to attend.

Board Meeting Minutes: Board Meeting Minutes are posted on the Villas website after they are approved.

Aramian Law Suite: Aramian v Villas at Northville Hills Association lawsuit has been settled and the Order of Dismissal to formally close the court file was ordered and approved on February 13, 2015. The Villas insurance company, Auto Owners, defended the case and in such matters there is no deductible. If any co-owners are interested in the legal proceedings, they can find copies of the public records in the Wayne County Circuit Court Clerk's office. You should ask for the court file relating to the case number 13-010-60-NO.

Charcoal grills and fire pits: are prohibited from use on the decks. Kramer Triad will contact co-owners in violation

Clubhouse Rental: A \$100 rental fee is charged to use the Clubhouse for private events. In addition, a \$100 security deposit is required, when the reservation is made, which is returned, if the Clubhouse is left in good condition. Please contact Kramer-Triad for all the rental requirements.

Clubhouse Update: A surveillance system is monitoring the interior and exterior of the Clubhouse on a 24 hour, 7 days a week basis. There are automatic closures on all doors entering the pool area and motion detection light switches in restroom/showers, kitchen and exercise room. To help us maintain the building and grounds please keep the following in mind:

- Pick up papers in and around the building and pool area.
- Lower umbrellas when finished using the patio tables.
- Remove all personal items.
- Please close, lock the windows and lower shades when leaving exercise room.
- If you see something that needs to be repaired or replaced, please notify K/T as they will issue a Work Order.

Decks: Kramer-Triad inspects decks annually. We recommend staining every two years to maintain an attractive and neat appearance. All decks must be stained in Olympic Caramel solid stain or TWP #101 cedar tone stain. Last summer the board approved another solid stain as some co-owners previously painted their decks. The solid stain that was approved was by DecksScapes in cedar color (sw3034) and can be purchased at Sherwin Williams.

Restore-a-Deck – Richard Pauley, 248-482-150; D & K – Gary Duarard, 734-671-3334, and our handyman Matt Bledsoe (734-674-042) can do the staining and restoring in the event cedar boards need to be replaced.

Please also be reminded that it is **prohibited** to store any items under the decks.

Delivery and Moving Trucks: Heavy delivery and moving trucks **shall not** park on driveways. This is a violation of our rules as a heavy truck could cause damage to the concrete. Co-owners risk the possibility of incurring the expense to repair and or replace the concrete if it is damaged.

Dryer Vents: Co-owners are advised that keeping dryer vents inspected and cleaned is their responsibility. Lint collects in the long length of tubing from laundry rooms to the unit exterior and poses a fire hazard to homes. Safety King (1-800-AIR-DUCT) can be called to inspect venting.

Email Address: Please remember to provide Kramer Triad your current email address to get timely association updates.

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 and guidelines. Procedures regarding your garage doors are also posted on the villas website and available from Kramer Triad.

Garage Sale: The next Villas garage sale is scheduled for Saturday, May 16 and a second garage sale is planned for September 19, 2015. This will be the last year the Villas will have a two garage sales. Next year, there will be just one in September. Ray Krugler is the Chairperson and if you have any questions please contact him

Gas Leaks: If you ever smell gas in your unit, please call Consumer's Energy, immediately. Once you have completed Consumer's Energy's directions, you should also call Kramer Triad.

Hot Water Heaters: If your hot water heater is 10 years old or greater, it is recommended you replace it before it begins to leak.

How to Report Something Unusual: We are the eyes and ears of our community. We all need to watch out and help keep our subdivision safe. If you see someone out of the ordinary or at an odd time in our community, we encourage you to call the Non-Emergency number for the Northville Township Police 248-348-5806. Please take time to program this number into your phone.

Parking: No parking in the fire lane. It is the mailbox side of the street.

Pets: Co-owners are reminded they **must** pick up after their pets and deposit their droppings in the appropriate container and **NOT PLACE THEM BEHIND A BUSH UNTIL TRASH DAY**. Pets are to be leashed and under immediate control at all times when outside. Pets shall not be allowed near any shrub. Also, pets are **strictly prohibited** from the Clubhouse and Pool area. If your pet causes damage to the lawn around your unit you are responsible for replacement and/or repair.

Pool Update: The pool will open on Saturday, Memorial Day weekend. Please be safety minded and review the pool rules attached. Also, the pool rules are posted on line and in the pool area.

Security: The Northville Police Department recommends, as your first line of defense for home security, turning on your exterior lights. Please install timers to control your light automatically. You can contact the Villas' handyman, Matt Bledsoe (734-674-042), and he will supply and program the timer(s) at a reasonable cost. Also, it is recommended that you install a security system. Several Villas co-owners use Guardian Alarm (1-800-782-9688), ADT (1-888-738-1200), and Wyandotte Security (1-734-283-9000). The Villas does not endorse any security company but you may ask for a Villas discount as many of our co-owners have used the aforementioned companies. Some additional security items are: 3" screws securing the locking bracket into the door jam, installing a steel bar along the door jam with 3" screws, and installing cameras at the entrances.

Smoke Detectors: the Fire Marshall recommends replacing your smoke detectors after 10 years. There is an expiration date stamped on the inside of the smoke detector. Please look at the date and replace if appropriate.

Sump pump operations: We have been notified that some sump pumps have failed, causing the remaining sump pumps within a building to run more often. The perimeter drainage pipes within a building are connected together. Each sump pump works independently but when one fails the others pick up the excess load. Please check to make sure your sump pump is operational and if not, you are required to replace it. The Villas handyman is capable to replace sump pumps (Matt Bledsoe 734-674-0462).

Water shut off: One unit in each building has a water meter in the basement with a main water shut-off and a shut-off for each of the other units in their building. We have experienced some co-owners with the main shut-off, inadvertently shutting off the water for all the units in their building. It is not necessary to shut off the main when you are having work performed on your unit, only the shut-off for your unit. We are asking each of you to become aware of which co-owner has the main shut-off and ask that co-owner to tag which individual shut-off is for your unit, in the event of an emergency. Also, when you leave town for an extended period, it is recommended that you shut off the water to your unit.

Work Orders and Alteration/Modification: Please remember that any changes to the building exterior or landscape requires an alternation/modification request form. This form should be submitted to Kramer-Triad (K/T) and they will ensure your request gets routed to the correct Committee and/or Board liaison.

Respectfully,
Villas Board of Directors

Villas Website: www.villasofnorthvillehills.com



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

POOL RULES

The Pool is operated under license of the State of Michigan and must conform to guidelines from the Wayne County Health Department. Its continued safe and pleasurable use is dependent upon the cooperation of residents following the pool regulations listed below.

Guests desiring to use the Pool **must** be accompanied by the hosting co-owner adult. Guests are limited to four (4) per Unit at any one time during the week and two (2) per Unit on the weekends and holidays. All guests must comply with all the Rules and Regulations herein contained and the adult Co-owner/Resident must be present at all times. The Board may also elect to revise the number of permitted guests, if pool usage becomes too heavy.

All residents and guests using the Pool incur a certain risk. Neither the Association Corporation, nor the Board of Directors, or the Management Company shall be liable for any accident, loss, or injury in connection with the use of the Pool.

All problems, accidents, security issues and maintenance concerns are to be brought to the attention of Kramer-Triad's Customer Service Department at (248) 888-4700.

A representative of the Board of Directors or Kramer-Triad Management Company may dismiss from the pool area any person who violates the rules, exhibits unbecoming conduct, or who fails to show evidence of his/her rights to use the facility. The Board of Directors may suspend an individual's pool privileges temporarily or permanently in cases of flagrant or continued violation of these provisions.

SAFETY IS OF FIRST IMPORTANCE AND MUST BE PRACTICED BY ALL

1. Children, 16 and under, non-swimmers, or others unlikely to exercise mature judgment in health and safety matters are not permitted to enter the pool area unless accompanied by a Co-Owner/Resident adult charged with the responsibility of their safety and conduct. **REMEMBER—THERE IS NO LIFE GUARD ON DUTY.**
2. Swim aids, swim fins, and only small, floating pool articles are allowed in the pool provided they are removed from the pool when not in use.
3. Running, boisterous conduct or rough play, ball throwing or the throwing of any object, diving, jumping, running, or other accident prone and disruptive activities are not permitted in the pool or surrounding pool area.
4. Glass containers of any kind are not permitted in the pool enclosure.
5. No food or drink is allowed in the pool. Food may be consumed on the pool deck; but, all waste materials must be immediately removed.
6. No pets are allowed in the pool enclosure.
7. No smoking is allowed in the pool enclosure.
8. Illegal substances are not permitted in the pool area.
9. In consideration of the residents living in proximity of the pool, amplified sound equipment may not be used in the pool area.
10. No skateboards, rollerblades or bicycles are allowed within the pool enclosure.

Management by: Kramer Triad Management Group, LLC
40000 Grand River, Suite 100 • Novi, MI 48375
248.888.4700 800.301.0121 Fax 248.888.4721 www.kramertriad.com



11. No loud noises or other activities generally considered disturbing, destructive or potentially dangerous in a residential neighborhood are allowed.
12. Co-owners utilizing the umbrellas are asked to close them after use, so they are not damaged by the wind.

CLEANLINESS AND HEALTH

1. State law requires individuals using the pool to take a shower with soap before entering the pool.
2. Persons using the pool must wear conventional swimwear. Cut-off jeans, trousers, t-shirts, street socks are not allowed in the pool.
3. Individuals who require diapers **MUST** wear pool diapers while in the pool.
4. Persons wearing bandages or suffering from infectious or communicable diseases shall not use the pool.

The pool and the surrounding area is an important amenity in our community. Please treat it with care and respect. Please be courteous. When using and enjoying the pool, please remember that many of your neighbors live in close proximity of the pool and loud noise travels.