



*Villas at Northville Hills*  
CONDOMINIUM ASSOCIATION

March, 2013

Dear Villas Co-owners:

Spring has arrived and it is great to enjoy the additional hours of daylight. Let's hope warm weather will arrive soon! 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:** Our Annual Meeting is scheduled for Thursday, May 23, 2013 at the NV Township Hall. Additional details will be mailed to Co-owners toward the end of April.

**Bylaws Vote:** Co-owners are reminded to submit their vote for the proposed Bylaws revision to Kramer-Triad (K/T) as soon as possible, but no later than June 7, 2013.

**Delivery and Moving Trucks:** Heavy delivery and moving trucks may **not** park on driveways. This is a violation that could cause damage to the cement. Co-owners risk the possibility of incurring the expense to repair the cement, if it is damaged.

**Dues:** Reminder—2<sup>nd</sup> quarter dues need to be paid by April 1<sup>st</sup>

**Did you know?** The empty prison at 5 Mile and Beck is scheduled to be demolished by the end of this year.

**Non-Emergency Calls made to Kramer-Triad:** Co-owners are reminded that each time a Co-owner calls in a **non-emergency** call to Kramer-Triad, **after hours**, we are charged \$40 for each call. Please wait until regular business hours to call K/T with non-emergency issues.

**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. Please remember to give K/T your current email address and check your email for messages in the future for updates.

**Derby Party:** Saturday, May 4, 2013, 4:30-7pm at the Clubhouse. Bring an appetizer or dessert to share. Chili alert for the men—bring your favorite chili recipe in a crock pot to share. Ladies are encouraged to wear a Derby Hat. Prizes will be given for best or unique hat. RSVP to Mary Miller, Chair, [macsp328@yahoo.com](mailto:macsp328@yahoo.com) by April 27<sup>th</sup> and let Mary know if you are bringing chili, an appetizer or a dessert.

**Finance Report:** Co-owners can review the Villas Monthly Financial Statement on the Villas website. The 2012 financials are with our CPA firm for auditing. The audit report should be available at our Annual Meeting.

**Lawns:** Brian Fraser, Greenlawn, will be taking an inventory of any damaged grass in our community and arrange to have it repaired.

**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.

**Irrigation and Alternate Water Source Committees:** Our sincere thanks to Jim Reinke for chairing the Irrigation and Alternate Water Source committees. John Standicar has agreed to assume the responsibilities of Chair.

**Mulch:** The mulch throughout the community is looking quite good. Greenlawn will determine if any areas need to be retouched.

**Pets:** Co-owners are reminded they **must** pick up after their pets. Also, pets are **not allowed** in the Clubhouse or Pool area.

Management by: Kramer Triad Management Group, LLC  
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**Clubhouse Update:** The Clubhouse Great Room and French doors have been repainted. This was a badly needed, as this area has not been painted in over 10 years. If you recall, the other rooms in the Clubhouse were painted last year. In addition, the large tables have been refinished and the chairs around those tables have been covered with new fabric. **Our Clubhouse is a valuable asset. Please treat it with care and respect. If you accidentally break something, please notify K/T during normal business hours.**

**Pool Update:** The pool heater will be replaced this spring. In addition, more of the pool chairs have been refurbished and new crank-style umbrellas will be purchased for the tables around the pool area.

**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 into your phone.

**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.

**Garage Sale:** The next Villas Garage Sale is scheduled for Saturday, May 18, 2013 from 9:00 a.m. until 3:00 p.m.

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

**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.

Respectfully submitted,  
**Villas Board of Directors**

**Villas Website:** [www.villasofnorthvillehills.com](http://www.villasofnorthvillehills.com)