



VILLAS AT NORTHVILLE HILLS CONDOMINIUM ASSOCIATION NEWSLETTER

VOLUME IV, ISSUE 1 SUMMER 2009

FROM OUR BOARD OF DIRECTORS



Dear Co-owner:

We are happy to be publishing our first Villas Newsletter for over a year and we thank Nancy Chu-Meyers for her work in producing it for us. We hope that the newsletter is both informative and enjoyable for all of our residents. The plan is to publish the newsletter four times per year with possible additional publications if needed. If you have ideas, articles, even recipes you would like to have considered for publication you can email them to Nancy at nchumeyers@yahoo.com.

The board would also like to thank all of our various committees and volunteers for all the work they have done and continue doing in making the Villas the most beautiful and desirable condominium community in the area. We welcome and encourage all co-owners to get involved in one of these committees to further enhance our community. For your convenience we have included each committee chair's email address and the dates of their meetings in each committee's section of the newsletter.

Enjoy the newsletter and have a enjoyable and safe summer.

John T. Miller

Board of Directors:

John Miller, President & Treasurer

Mike Guido, Vice President

Hugh Thomas, Secretary

Joyce Peralta, Director

Todd Ewers, Toll Bros.

Paul Aramian, Special Assistant to the BoD

WELCOME NEW VILLAS RESIDENTS

Since our last newsletter (Spring 2008) many new residents have joined our community.

15726 Penderbrook Lane Ligong Pan &
Ling Li

On Broadmoor:

44965 Avia & Merlene Pichon

44969 Pat Manno

44432 Jurgen & Carolyn Schnepel

44481 Jordon Dizon

44670 Terri Klimek

44694 Charles & Paula Lund

44700 Gosder Cherilus

44963 Vikram Kheny

44944 Stacy Bogataj

44837 Gary & Marybeth Gallant-Shean

44438 James & Sharon Leiphart

44812 John & Joanne Stadnicar

44622 Martin & Nancy Chu-Meyers

44489 Anthony & Parthena Goree

44712 Gerald & Stephanie Stanton

44486 Eugene & Angela Rogers

SPECIAL POINTS OF INTEREST:

- We would like to thank Bob DuBois for faithfully setting up the entrance sign boards rain or shine for all of our community events!
- Special Association Offer to improve community value, appearance & safety - new outside light fixtures & timers at your cost will be available with free installation. More info coming soon in your mailboxes!

REMINDER:

Please note that association fees are due the **1st of July and October**. Please contact Kramer-Triad if you need coupons.

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SOCIAL COMMITTEE MTGS ARE 7P - 3RD WED, EACH MONTH AT THE CLUBHOUSE



Our 2009 Derby Party Winners:

Gary McLand
Dorisel Boggs
Nancy Deacon

All Villa's residents are invited to join us for the "Meet & Greet" usually held on the first Saturday of each month at the Club House from 9:30a to 11:00a. However, we'll not have a "Meet & Greet" in July or August, but will resume the coffees in September. Please note that our September coffee will be on the 2nd Saturday of the month, due to Labor Day. There is always good coffee, wonderful goodies and excellent company. On occasion we have a special presentation as we will at our September 12th "Meet & Greet.". The chair of our Security Committee, Jamie Spriet, a committee member, Steve Robinson, and the ADT manager, Roger Walker, will

provide information about ADT and what they are doing for us. Plan to come! It will be not only informative, but a lot of fun.

For the summer, we have several events planned for you to mingle with your neighbors in a lovely and relaxing setting at the clubhouse:

- Friday happy hours from 5:30p to 7:30p on June 26th, July 17th, and August 21st.-- mixers (not pop), ice, and serving items will be provided, otherwise BYOB and maybe a snack.
- Summer Poolside Tapas Party on August 1st from 5p to 9p. Food & Beverages with a Mediterranean flare will be provided, so please RSVP to Marge Aramian [sullivan97s@yahoo.com] (734) 354-0955 or Denise Servinsky [servinskyds@yahoo.com] (734) 335-6378 by July 17th.

Chair: Mary Pratt Miller
Email: macsp328@yahoo.com

SECURITY COMMITTEE MTGS ARE 7P - 4TH MON, EACH MONTH AT THE CLUBHOUSE

Our committee's goal is to proactively prevent crime in our Villas' community by not being easy targets for vandalism, theft and other crimes. We are taking actions to collaborate with our Township through our Police Department liaison, **Steve Robinson** and Officer **Michael Burrough**. Officer Burrough will be forwarding important information to Steve for distribution and ongoing, Steve will manage this relationship.

Suggested Ideas for our Community:

- Patrol your area's Mailboxes - pick up stray newspapers, flyers, garbage, etc.
- Have a "good neighbor" you rely on – let a neighbor know when you're not at home, so they can watch out for you
- Buy timers for rooms – randomly set 2 or more
- Put in light-sensitive external lamps - these can be purchased thru the Assoc. or at Home Depot
- Share your garbage - put a bag of your garbage at a neighbor's driveway—*when they're not home!*

2009 Planned Actions:

- Started mailbox patrol to pick up stray flyers, newspapers and other "papers" from neighbors mailbox areas and driveways
- Getting new garage & porch lights approved by the BoD that are attractive and provide better security lighting. Look for more information on the new outdoor light proposal by mid-June
- "Flagging" window wells this fall to make it easier for public safety to identify during patrols
- Coordinating with security company for updates & discounts
- Looking into posting "no solicitation" signs at our 5 Mile & Sheldon Rd entrances
- Looking into volume discount & BoD approval for glass block basement windows

Chair: Jamie Spriet
Email: jks431@yahoo.com

INTEREST GROUPS

Men's Poker Group - meets 7:30p on the 2nd Wed. of month at the Clubhouse. Interested in joining? Contact Bob Adamczyk at (734) 667-3240 or r.t.a@comcast.net.

Ladies Golf Group - Kay Dubois would like to get this

group started. Those interested should contact her at (734) 420-7675 or RADAMD@comcast.net.

Rosary Group - meets 7:30p every Wed. at Diane Stamp's home on 44875 Broadmoor Circle South. (734) 453-0452

ARCHITECTURAL COMMITTEE MTGS ARE 7P - 3RD MON, EACH MONTH AT THE CLUBHOUSE

There are no active projects at this time, however, the committee is reviewing architectural related variance requests as they arise. Please contact the committee chairperson if you are in-

terested in participating on this committee.

Chair: Beverly Higgins
Email: bhbh62@gmail.com

LANDSCAPE COMMITTEE MTGS ARE 7P - 2ND MON, EACH MONTH AT THE CLUBHOUSE

Our Mission is to create a "Gotta Live-in Community" by improving the landscape, making friends and having fun. Please contact the committee chairperson if you are interested in participating. We are beginning to work on a 3 to 5 year landscape plan with the assistance of Brickman Group, our Landscape Company. If anyone is interested in working on the landscape plan, please contact Jean Legacki (glegac118@aol.com).

Landscape Coordinator Notes by Paul Aramian

It's great to see lawn mowers rather than snow blowers! The transition from snow to rain became it's own challenge in April since our scheduled 2-day Spring cleanup became a 14-day marathon -- this delayed all of the other services. In May, we aerated the lawns and applied a 2nd application of fertilizer. A full site application of liquid herbicide was applied early June, and in mid-June a slow release, high nitrogen fertilizer was applied. If you have any questions or issues about the landscape services & schedule of services, you can contact me by email at paularamian@yahoo.com.

New Vendor by Stew & Barb Mansfield

As of the end of March, our new landscape company, the Brickman Group, began providing comprehensive services, such as horticulture, site management, irrigation, fertilization and tree care. Their crews are highly trained, courteous, and professional - you may have already noticed how meticulous they were with Spring cleanup. Crisp edging, landscape bed cultiva-

tion, and aeration are underway to improve the lawn. The shrubs are in the process of being trimmed and varieties will be trimmed based upon season and type through the first week in September.

Spring Flowers by Shannon benedetti

The team for the "2009 spring plantings" are delighted with the resulting array of annual flowers planted at our entrances, sales office and clubhouse. The color mix is white, pink and purple. We hope that the Villas' community will enjoy the flowers as summer progresses.

Irrigation by Jim Rienke

As I am sure you are aware, our sprinklers are now running. Our present schedule waters the lawns every Monday, Wednesday and Friday starting at 9:00 a. It takes about five hours to complete the entire complex, with each station running for about 15 minutes. Usually, we would start earlier in the morning, but the Township has requested that we not water between 5:00a & 9:00 a, when water usage is the highest. If you see anything unusual in the way of broken sprinkler heads, heads that run for more than 15-20 minutes or heads that are misdirected, please notify one of the following: Jim Reinke at (248) 330-1465 or Martin Meyers at (248) 872-6574.

Chair: Gary McLand
Email: gmcland@comcast.net

NOTEWORTHY

Now that you have brought out the patio furniture, fired-up the grill, and surrounded yourself with the beautiful colors of summer flowers, there is one more important step you should take to have a great summer: Protect The Skin You're In!!!

The American Academy of Dermatology recommends protecting your skin from the sun's harmful rays to prevent the risk of all skin cancers (including melanoma) by following these guidelines:

- Generously apply a water-resistant sunscreen with a SPF of at least 15. Re-apply every 2 hours even on cloudy days and after swimming or sweating.
- Wear protective clothing: long-sleeved shirt, wide-brimmed hat, sunglasses.
- Look for shade; the sun is strongest between 10a and 4p. If

your shadow is shorter than you are, seek shade.

- Use extra caution near water, sand, and snow, since they reflect the sun's rays and increase your chance of sunburn.
- Get vitamin D safely through a healthy diet that may include vitamin supplements.
- Avoid tanning beds.
- Protect children by playing in the shade, wearing protective clothing, and applying sunscreen even on a cloudy day. (Adult skin cancers can often be traced to sunburn in childhood.) By spending a few minutes protecting your skin whenever you are outdoors, you are taking steps toward preventing skin cancer.

Marge Aramian, MA, LLP

VILLAS AT NORTHVILLE HILLS

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NOTES FROM EDITOR:



PLEASE CONTACT ME IF YOU WISH TO CONTRIBUTE CONTENT TO, OR HAVE SUGGESTIONS FOR OUR COMMUNITY NEWSLETTER - ALL IDEAS ARE WELCOME



Summer Puzzle: Sudoku

The puzzle is solved by filling in all blank squares with the correct numbers following these 3 rules. Every row of 9 numbers must include all digits 1 through 9 in any order. Every column of 9 numbers must include all digits 1 through 9 in any order. Every 3x3 subsection of the 9x9 square must include all digits 1 through 9 in any order

		3				5		
5			9	2	3			
	2	7	4					
		4	5			7		1
9	7						4	3
2		6			4	9		
					9	2	6	
			8	4	1			5
		9				1		

TID BITS

Insurance It is very important for every Owner to understand the type, amount and coverage of the insurance carried by our Association and what type and amount of insurance coverage each Owner should maintain to be certain that he/she has complete coverage. According to our Association's insurance agent, each Owner should make sure (1) that they have what is called an HO6 all risk policy or the equivalent (a standard type of policy designed especially for condominium owners that meshes with the standard Association policy carried by the Association), (2) that they have a sufficient policy dollar limit to cover all of their personal belongings, the unit's improvements and decorations, and all of the unit's non-structural upgrades that the original Owner purchased from Toll, and (3) that their coverage is at full replacement value (so that the amount of coverage keeps up with inflation). It is also important to note that the Association's By-Laws require each Owner to have all risk liability coverage of at least \$100,000 for damage to property and at least

\$500,000 (per event) for injury to persons and that each Owner's liability coverage must name Villas at Northville Hills Condominium Association as an additional insured. Our Association's insurance agent emphasizes that the Association's insurance does not cover upgrades that the original Owner purchased from Toll (such as upgraded cabinets, appliances, floor coverings and the like) or Owner improvements (such as finished basements) or any wall coverings, window treatments or the like and, therefore, an Owner should include the replacement costs of those items when determining how much insurance to purchase. However, our agent adds that structural upgrades (such as sunrooms, extended rooms and standard or enlarged decks) purchased from Toll are covered by the Association's insurance but not the contents, floor coverings, wall coverings, window coverings, etc. of such rooms. If you have any questions as to what is or is not covered by the Association's insurance or as to what amount of insurance you should purchase, please consult with your own insurance agent or call the Association's agent, Leonard Mitchell, at 517-347-1466.

Utility Cables by Jim Rienke Just a friendly reminder; when a co-owner changes cable, internet or telephone providers and new cables are installed, it is the co-owners responsibility to have the company bury the new cables. Often the cables are not installed at the co-owners unit but at the end unit where the cables enter the building. Cables lying on the ground or in bushes are unsightly and prone to damage by the landscaping operations. So, please remind your telecom provider to bury new cables.

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