



*Villas at Northville Hills*  
CONDOMINIUM ASSOCIATION

June 12, 2012

Dear Villas Co-owners:

The summer is upon us! Our swimming pool opening was delayed due to unexpected repairs. The pool opened on June 1<sup>st</sup> and will remain open on extra week at the end of season to optimize its use. The garage sale was a success. This newsletter updates you on the 2012 Association activities. Co-owner support and leadership on the many Villas committees are gratefully acknowledged here. Toll Brother's final construction continues to track favorably and should be done by end of summer. Thanks to all neighbors for their patience as Toll completes their work. The following are updates from your Board:

**Association Board:** The Villas Association members' vote was unanimously to re-elect four previous Board members: Donald Boggs, Kerry Deacon, John Miller and Jamie Spriet. These co-owners are proud and willing to stand as board members for another two year term. Additionally, Linda Zaddach is serving the second year of her current term as a board director. Officers were chosen for the upcoming season at a recent executive session. The following are the 2012-13 Association officers:

- Kerry Deacon, President
- Donald Boggs, Vice President
- John Miller, Treasurer
- Linda Zaddach, Secretary
- Jamie Spriet, Director

**By-Laws Review:** As reported in the fall, Don Boggs is leading a co-owner committee whose work began in January 2012 to review the current by-laws. Legal assistance has been secured to complete the Committee's work. Budget needs are allocated to cover this expense in 2012. This effort requires all of us (as co-owners) and our mortgage companies to review and approve before any changes to the current by-laws can be made. A proposal from the Committee to the Board will be made on June 26th. Look for meetings and mailings requesting your insight shortly. Special thanks go to Don Bogg's committee including: Santiago Gomez, John Miller, Joyce Peralta-Kidd, and John Warner for their superb due diligence on this tedious work.

**Finance Report:** To date, we are running according to budget. It is expected that the shortfall in reserve (used for pool and furniture repairs) will be made-up for by year-end. July 1, 2012 marks the due date of for the next Association dues payment—mark your calendars.

**Rules & Safety Committee:** Pool rules and guidelines were distributed on May 21<sup>st</sup>. Please reference them as you enjoy our clubhouse and pool this season. Chronic concerns regarding solicitation, parking and trash guidelines are being strictly enforced (including issuing violation/fees). Guidelines for awnings and decks are also now included in the rules (and on the website) if you wish to improve your deck over the summer. Hard copies of both guidelines and quick reference guides are available by calling Kramer Triad (K/T).

**Emergency/Disaster Plan:** In August, the Rules Committee will be investigating the opportunity to collaborate with the Township to create an emergency plan for the Villas (in case of a catastrophic event like fire, or natural occurrences/disasters). If you're interested in supporting this initiative, please contact the Board via website or K/T. Also, please note the article below regarding dryer vents. To prevent home fires and optimize dryers, ensure your dryer vent is inspected and cleaned regularly.

**Dryer Vents:** 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 keeping dryer vents inspected and cleaned is their responsibility.

**Mass Mailing & Emergency Notifications:** To better communicate with the community, the Board has signed a contract with K/T to set up a web-server for mass emails and emergency messaging. Look for more details once the process and protocols are completed.

**Gas Leaks:** there recently there was a major gas leak in one of the buildings. Should you ever smell gas in your unit, please follow an emergency protocol and immediately call Consumer's Energy. After this call, then call K/T (**only once**) to log an emergency situation.

**Vacation/Emergency Contacts:** With vacation time upon us, co-owners are encouraged to call Northville Township police with key information for home protection. Forms are available in the clubhouse or by calling the Township police. If you plan on leaving for over a month or go away for an extended leave, it is essential that Kramer Triad also be advised of your emergency contact information. Details of this information should be given to K/T customer service staff.

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**Landscaping/Irrigation:** Special thanks go to Gary Zaddach and Jim Reinke for their continued work as chairs of these respective initiatives. With the dry spring, we've modified watering and grass cutting. Also, our irrigation system is currently challenged by the chronic construction issues and required repairs we're experiencing. All repair work can only be done through work order to K/T. Please submit a work order for such necessary repairs to sprinkler heads or grounds that you may notice. Bed edging completed the first week of June; and, the second round of lawn fertilizer was applied. The entire site has reviewed and many landscape issues identified. After review with the Landscape committee, priorities will be assigned. Estimate costs of Greenlawn remediation recommendations will be reviewed by the board. Greenlawn continues to also address work orders as they are received and reviewed by the landscape committee.

**Alternate Water Source:** under the leadership of Ray Bologna, the Committee presented recommendations to the Board regarding an alternate water study. This study is currently under Board evaluation and a course of action will be determined in a few weeks.

**Painting:** The scheduled 2012 painting program has been budgeted for designated units. Oversight will be conducted thanks to the Architectural committee under Kerry Deacon's leadership. The fencing on Five Mile has now been repaired and painted. Also, two new street signs are now at the entrances of the Villas.

**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, call Overhead Door. Procedures regarding our garage doors are also posted on the website and available through Kramer Triad.

**Damaged Roofs:** it's has been brought to the attention of the Board by Toll Brothers that some window cleaners are damaging roofs and bays with inappropriately placed ladders . Please be advised that any co-owner's hired vendor who damages common element is the co-owner's responsibility and may result in the co-owner paying for repairs. Advise window cleaners to carefully place ladders for such cleaning.

**Pool:** Some major pool repairs were completed to the pool in 2011. The Board approved this expenditure in 2011 to secure better pricing and to ensure the opening of the pool. Unexpected repairs were realized just before Memorial Day—which delayed our planned opening a few days. Co-owners' cooperation during this delay was truly appreciated. The Board contracted with a new pool vendor to ensure timely and professional support of the pool. The pool will remain open for an additional week at the end of the season (weather permitting) to offset this delay. For everyone's safety, please review the pool guidelines sent to each co-owner under separate cover as the new summer season begins.

**Toll Brothers Update:** The final two buildings' construction should complete by July 2012. Please note that Toll is making every effort to ensure that contractors observe our road rules. If you see construction traffic going through the neighborhood and not observing the signs, please call Northville Police with as much information as possible. Daily street sweeping remains in place; but, watch out for nails.

A comprehensive **Toll Brothers punch list** is still in place and being coordinated between Toll and the Association with Kerry Deacon's oversight. Toll is making every effort to stay in action and communication on the numerous action steps and open issues identified. Of the 27 items, 10 remain open and active. Please be assured that we are working to resolve all open issues with Toll. If any co-owner has outstanding *interior* punch list items (unique to your unit), please stay on Toll for those items to be completed. Our statute of limitations with Toll was extended to July 31, 2012.

**2012 Board Meetings:** General board meetings are tentatively set for mid-September, early December and mid-February 2013. The same format will be used: Saturday mornings at 10:00 am in the Clubhouse. Efforts to bring in guest speakers will be made.

**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.

#### **Important Social Committee 2012 Dates/Activities:**

**Summer Friday Happy Hours:** from 5:30pm to 7pm at the Clubhouse:

- June 22,
- July 27
- August 24.

Please bring an appetizer to share and your own adult beverage. Soft drinks and water provided

Please continue to stay involved and in communication. The Board kindly requests that all insight be shared in a courteous and constructive manner. With insight and concerns identified, we can all continue to improve communication and services. This is our neighborhood and our home. Thank you for your ongoing support and cooperation.

Respectfully submitted,

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