



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

August, 2013

Dear Villas Co-owners:

Wow! The flowers planted by many Co-owners look fabulous, even with the extreme summer heat in the early part of July! Take time to relax and enjoy our beautiful community. Fall is right around the corner. The following are updates from your Board.

2013-14 Board of Directors:

Gary McLand, President and Board Liaison for the Architecture and Maintenance Committee
Donald Boggs, Vice President and Board Liaison for the Landscape and Grounds and Irrigation Committees
John Miller, Treasurer and Board Liaison for Snow Removal
Linda Zaddach, Secretary and manages oversight of the Clubhouse, Pool and website.
Carolyn Schnepel, Director and Board Liaison for the Rules & Security Committee

Louise Wenzel, newly elected Director, has resigned from the Board effective July 31st due to personal reasons. We accepted her resignation with regret. On August 1, 2013 the Board held an Executive Meeting and elected Carolyn Schnepel to the Board. The Board thanks Louise and wishes her well. The Board especially thanks Carolyn for graciously agreeing to rejoin the Board.

The Board has adopted the following Mission: Enhance community and family partnerships through open meetings and owner participation with emphasis on improved property values. Our essence is to create a transparent "GOTTA LIV-IN COMMUNITY" for all families.

Important Notice Regarding Safety in our Community:

As many of you already know, someone used a crowbar to enter the front door of one our neighbor's Villas around 8 p.m. a couple of weeks ago and some jewelry was stolen. Officer Burrough came to our Board meeting on July 30th and made a number of recommendations to keep our community safe. Lights are one of the best tools we can use to keep the Villas safe. Please make certain you put on your garage and front door lights at night. If you still do not have the new, brighter lights on your garage, this would be a good time to get them installed. He also recommended installing a light on the rear of your Villa with a motion detector. If you see someone out of the ordinary in the area or something seems out of place, pay attention to your instincts and call the NV Township Police, immediately! Also, pay attention to what is going on in the neighborhood; especially if you are home during the day or if you know your neighbor is out of town. Install 3" screws through the strike plate into the stud of all your doors. This will make it much more difficult for someone to break in through your door. Lock your cars, doors and windows and keep valuables out of view in your car. Again, pay attention to what is going on around you and call the NV Township Police immediately, if you notice anything or anyone out of the ordinary in our community.

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.

Architecture and Maintenance Committee: Special thanks to Jim Leiphart and Garry Servinsky, Committee Co-Chairs, and the dedicated members of this committee: Joe Calloway, Linda Doinidis, Ken Jacobsen, John Lapenta, John Stadnicar, Matt Stahr, and Gary Zaddach. Please contact one of the Chairs if you would like to participate in the committee.

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.

Barbeques: Co-owners are reminded that charcoal barbeques are not allowed.

Bylaws: A Bylaws subcommittee of the Rules and Security Committee has been established. The work done previously on the Bylaws will be used as a starting point for making recommendations to revise the Bylaws. If you are interested in joining the Bylaws subcommittee, contact Paul Aramian or a Board member.

Clubhouse Great Room: Co-owners are kindly asked to enter and exit the pool area through the appropriate Locker Room. Please help us keep our Clubhouse Great Room and carpet in good condition.

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

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.

Directory: At the Annual Meeting a request was made to post the Villas Directory on the website. Since we do not have a password protected website, we were advised not to post the directory on the website.

Driveways, Roads and Sidewalks: A request for proposals is being developed by the Architecture and Maintenance Committee to obtain quotes to repair our roads. In addition, this committee is developing a detailed list of the driveways and sidewalks that need to be jacked or repaired.

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 and can 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.

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.

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 have a 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 Doors: Have you noticed that some garage doors have fallen off their tracks? Be proactive, rather than reactive, with your garage door. Now is a good time to review the maintenance of your garage door. Call Overhead Door (734-449-0400) for their maintenance program. Procedures regarding our garage doors are also posted on the website and are available through Kramer Triad.

Garage Sale: Saturday, September 21, 2013 from 9:00 a.m. until 3:00 p.m. is the next date for the sub-wide Garage Sale. Special thanks to Ray Kugler for agreeing to handle the advertising for this event.

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.

Important Dates: Please save the upcoming dates on your calendar:

Saturday, September 21 Sub-wide Garage Sale 9am-3pm

Saturday, September 28 Oktoberfest at the Clubhouse, Time TBD, Join us for a brat, beer and umpapa music.

Irrigation Committee: Thanks to the installation of our well we are watering 25% of our community. Plans are underway to increase the use of watering via our well water to 40% of our community. Again, special thanks to all the Co-owner volunteers who helped with the well project. Your hard work has paid off significantly for all of us! Special thanks to John Stadnicar, Committee Chair, and Jim Reinke for continuing to monitor our irrigation system.

Landscape and Grounds Committee: With the extreme heat earlier in July, planting of replacement shrubs and trees and lawn remediation is being delayed until early fall. Special thanks to Gary Zaddach, Committee Chair, and the dedicated members of this committee: Jim Harris, Tom Kilarski, and Jim Place.

Lights: Do you still have those dated looking lights by your front door and garage? Eighty-four percent (84%) of the Villas have the new lights (Savoy House Lighting 5-492-208 Endorado Collection). Also, you need to know there is only a very limited supply of the new lights left and they can only be found on-line. Members of the Architecture and Maintenance Committee will be happy to install the new lights for you. Just purchase the lights and contact K/T and a date/time will be arranged for installation. Consider timers, too, for night security.

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.

Painting: The painting of 38 units in our community will start at the end of August.

Parking on the Street: Co-owners are reminded that cars may not be parked on the street overnight. Cars must be parked in your garage, driveway or in one of the cul-de-sac parking areas.

Pool: Thankfully, our pool season has been a safe one, so far. Co-owners are reminded that children under the age of 16 must be accompanied by an adult when they are at the pool. Also, please refrain from throwing stones in the pool or from throwing balls or other objects in the pool. Please remember to close and tie pool umbrellas when you are finished using them. If you need an update on the Pool Rules, please see the bulletin board in the Clubhouse Lobby. Let's all work together to ensure 2013 is another safe pool season!

Report Anything 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.

Roofs: The Architecture and Maintenance Committee is examining the roofs throughout the community and taking a proactive approach in replacing shingles that have deteriorated.

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.

Sign Boards: Did you ever wonder who puts up the sign boards at the entrances? Bob Dubois is our dedicated volunteer, who puts up the entrance signs, rain or shine. Thanks, Bob!

Social Committee: Special thanks to Carolyn Schnepel, Chair of the Social Committee, and her team of dedicated volunteers: Dorisel Boggs, Diane Calhoun, Mary Miller, Lilly Lembree, Carol Reinke, Denise Servinsky, and Linda Zaddach for planning and hosting the Villas' Social Events. If you would like to join this committee, please call Carolyn at 734-259-8092.

Trash: Please do not stack trash by the curb or place trash and/or recycling containers out until after 6 p.m. the day prior to pick-up. The dates for trash and recycling can be found on the Villas' website and on the bulletin board in the Clubhouse Lobby.

Trucks on Driveways: Delivery and moving trucks are not allowed on driveways. Any damage to the driveway caused by Co-owners allowing a truck on the driveway will be the responsibility of the Co-owner.

Utility Boxes: Jim Place, a member of the Landscape and Grounds Committee, recently completed an inventory the condition of and lack of plant material around the utility boxes throughout the Villas. This inventory will be reviewed by the members of the Landscape Committee and a recommendation will be made to the Board for a multi-year replacement process. The plant material used will be plants our local deer do not like to eat.

Vacation: Important reminder! Co-owners are encouraged to contact the Northville Township Police with their vacation plans for home protection. Forms are available in the Clubhouse Lobby. During your vacation, the NVT Police will make a point of driving by your Villa and they will even walk behind your home to make certain everything is secure. Make certain you stop the delivery of your newspaper and your mail or arrange to have a neighbor gather these items until you return. Do not call attention to the fact that you are on vacation by having newspapers on your drive or packages sitting on your porch. Please be a good neighbor. If you see papers on your neighbor's drive or packages on your neighbor's porch, please hold them until your neighbor returns.

Volunteers: Would you like to volunteer to be a member of a Villas committee? If so, please contact the Committee Chair or a Board member for information. This information can be found on the Villas' website. We are adding two new committees and are looking for two chairpersons to facilitate the Clubhouse and Pool Committee and the Newcomers Committee.

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, supporting and improving our property values. It is the dedicated work of each volunteer—you and 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 continued safe and enjoyable summer!

Respectfully submitted,

Villas Board of Directors

Villas Website: www.villasofnorthvillehills.com