

Pinewood Newsletter

Spring 2015

Twenty-Seventh Annual Meeting

The 27th annual meeting of the Pinewood Village Condominium Association was held on March 9, 2015. The primary purpose of the meeting was to elect one member to the Board of Directors of the Association. The election resulted in current Director **James Dean** being reelected by acclamation.

Also, at the meeting a drawing for one month's free association fee was conducted (to encourage participation in the meeting) and this year's winner was Jim Dean @ #272
Pinewood - **Congratulations Jim.**

Additionally, 4 residents were recipients of \$25 gift certificates for various Plymouth restaurants and merchants (donated by the Management Company) and 2 more additional \$25 restaurant gift cards provided by our lawn service- Grass-Tek. Their names were drawn from those who either attended the meeting or provided proxies.

Our thanks to **Herriman & Associates** - our management company and to **Grass-Tek** - our grass and snow removal company for providing those complimentary certificates.

Noise,Noise,Noise

A number of residents have recently raised concerns about disturbing noises from other nearby units. Since new residents may not realize that they could be disturbing their neighbors, the following suggestions are offered.

Stereo's, Televisions, etc., played at high volume often result in annoyance to your neighbors. Please be considerate in your use

of the volume, especially during hours from 10:PM to 8:00 A M. Use of washers and dryers and other appliances should also be avoided during that period. Finally, please be aware of the potential to disturb those nearby from heavy footsteps on the floor or on the stairs and the slamming of doors.

Of course everyone should understand that some unavoidable sounds (running water, closing of doors, light footsteps, etc.) need to be tolerated and it may even be possible to "get used" to the presence of some that can't be controlled. After all, we all have learned to tolerate the trains that pass nearby on a regular basis and barely notice them. We ask that everyone make their best effort to control what they can and not to be overly critical of their neighbors.

Potential Water Damage

In the past year two owners have had a clothes or dishwasher overflow and cause water damage to their unit and/or adjacent units. The damage resulted in significant cost to co-owners, the Association and the insurance companies, resulting in an increase in our insurance premiums and **potentially increasing management fees for all of us.**

Remember that appliances left unattended can malfunction, causing significant damage. In addition to the potential cost, no one wants the inconvenience of repairmen.

The hoses on older appliances, leaky washers on older faucets, as well as aging Ballcock valves on toilets are a potential source of leaks and should be monitored by the co-owner for timely replacement.

A/C Care Required

With the A/C season soon upon us, there again is the potential of condensate from A/C units leaking and causing damage to

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adjacent units. Each summer at least one owner (or his/her insurance company) is faced with significant repair costs since leakage from their unit caused damage to their neighbors.

To check your plastic hose, remove or open the door used for filter replacement; you should be able to see the plastic hose located below the filter. **The hose must not be clogged or kinked.** Assure the hose is clear of dirt by blowing through it or running a wire through it.

Possible Insurance Premium Reductions

The City of Plymouths insurance rating has been improved due to changes made for Fire & Safety. You may want to check with your carrier to see whether you merit a cost reduction.

Recommendations From Our Association Insurance Provider

Co-owners should purchase optional coverage offered by most insurance companies that will cover your deductible amounts in the special case of your being responsible for damage to other units (such as water damage that results from a problem in your unit - see previous item). Inquire about this rider from your home owner's agent.

It is also suggested that each co-owner maintain a fire extinguisher in their unit. If you have questions regarding the type and positioning of the extinguisher, the local Fire Marshall can be contacted. Your insurance company may provide an incentive of reduced rates.

Handling The Trash

The trash containers located at all four corners of the property are intended for normal residential trash and are not to be used for appliances, discarded carpet or other extraordinary items.

It is the co-owners responsibility to see that those items are removed. Contractors that install new material or appliances will remove replaced items if notified at the time of purchase. While there may be a minimal charge for the removal, it is generally less than what the association must pay for special pick-ups.

All trash, must be inside of the dumpsters or it will not be removed. Therefore please do not leave bags or boxes outside of the dumpsters. If the dumpster you use is full, please take your trash to one of the others.

It should also be noted that the trash service is paid for by the residents of the community and usage by non-residents is subject to a penalty of up to \$500.00. If you observe someone you believe to be a non-resident dumping in our dumpsters, please make a note of the date & time, obtain a license number (or other identification) and notify one of the Association officers or the Management Company.

Anyone interested in recycling can contact the city for details of the program for collection at the road.

Spring Flowers

The association sanctions the planting of **annual** flowers by co-owners in certain areas even though in general, planting (of perennials, shrubs, etc.) on the common elements is done only by the Association.

The areas acceptable for co-owner planting include areas in the corners under the second floor balconies where insufficient sun makes grass growing difficult. Also, planting around the trees that replaces the mulch is acceptable. Grass should not be removed to plant flowers, and the flowers should be removed in the Fall before they die.

No added landscaping such as wood chips, vinyl borders or rocks are permitted.

New Neighbors

A newsletter is published periodically by your Association Board of Directors to pass along news of general interest. Suggestions regarding topics for future communication or other comments may be directed to the Management Company or one of the Association officers.

Newcomers to Pinewood should have received a welcome package from the management company that includes an information letter, various registration forms, maintenance information and a copy of the latest Newsletter. If you didn't receive such a package please contact the Management company. (Shown below)

Also, new residents should have received a copy of the Condominium by-laws from the previous owner as well as their payment book for the association fee at closing. Association fees can be paid by mailing the coupon as directed or through automatic debit of your checking account (available by contacting the Mgmt. Co.)

Pets

Residents are allowed **ONE** pet. If you are new to Pinewood, you should register your pet with the management company. There is no charge for doing so and those with unregistered pets are subject to double fines if they are found in violation of pet control measures.

A reminder that dog owners are responsible for cleaning up immediately after their pets. Dog poop on the ground or walks is unsightly and is unsanitary if tracked unknowingly into your unit.

Wearing a plastic glad bag or plastic grocery bag as a mitten allows ready disposal of droppings with little fuss or muss. Plastic "dog" bags are provided at the entrance to the holding pond (see below). Secure the bag

before putting it in the dumpster so that the contents do not soil the dumpster and cause odors. Also, it is recommended that the holding pond area (inside the fence) be used for **walking** dogs (not letting them run loose) and remember that clean-up is still required since many other owners use the area.

The walkway around the perimeter of the pond has recently been improved for the above purpose and doggy bag dispenser has been added near the entrance.

Reporting Concerns

All requests for maintenance or expressions of concerns should be submitted, in writing, to the Management Company. Maintenance request forms are available from them if needed. In the event of emergency, contact **Kim Harraf** (our specific property manager) at 459-5440 for items that are the responsibility of the Association. If in doubt as to who's responsible (e.g. leaking roof - Association responsible; leaking faucet - home owner responsible) Kim can advise.

We also have an on-site maintenance person (Keith Smeathers) who may be able to handle some immediate concerns.

Please Use The Sidewalks

Spring brings the opportunity to repair the lawn damage done during the winter. Damage along the curbs caused by the salt or snow plows and other damaged areas will be targeted for re-seeding.

You can also help by avoiding walking on grassy areas which results in grass damage and "paths" that add to maintenance expense.

Cutting across corners also results in intrusion into the first floor residents "yard" and close to their windows, encroaching on their privacy.

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Keeping Our Homes & Car ports Attractive

The grounds of the complex are thoroughly cleaned bi-annually as well as spot cleaned periodically. However, if anyone who sees loose paper or litter on the grounds can feel free to dispose of it immediately for the benefit of all. Also, while storage is prohibited in the carports, some of the carports are becoming cluttered. Please review what is in your carport and take care of cleaning it out. You may also want to sweep or pick-up there.

While bicycles hung in the carports are acceptable, other items must not be detrimental to the appearance of the common elements. A spring clean-up will be conducted **April 15th** and **items Improperly stored may be removed and discarded by the clean-up team.**

Curb Overhang

Co-owners who use open parking spaces are requested to not let the front or rear of their vehicle hang over the curb when parking. Doing so can interfere with the sprinkler system and kill the grass. It also prevents the lawn from being cut and edged on a regular basis. Your cooperation not only on Thursday, the day the grass is usually cut, but at all times, will be appreciated.

Window Replacements

It has been suggested that a committee be formed to investigate possible window replacement options for those owners that wish to upgrade. If you are interested in working on such a committee please contact the Mgmt. Co.

Dryer Vent Cleaning

Your dryer vents should be cleaned periodically to preclude build-up of lint that could reduce drying capability as well as pose a possible fire hazard. The collector at your dryer as well as

the inside vent should be kept as clean as possible. A company that has been suggested as a quality vendor with a reasonable price is listed at the end of this letter.

Pinewood Board of Directors

The goal of the board is to adequately serve the total community. If you have any suggestions or would like to work with the board on various sub-committees, please inform Kim at the Management Company

President
Jim Dean @ 272
734-455-5285

Secretary
Noah Allor @ 223
734-905-4488

Treasurer
Michelle Saucier
734-673-9109

Condo Management Company

Herriman & Associates
41486 Wilcox Road
Plymouth, MI 48170 Tel: 734 459 5440
Fax: 734 459 0690

A Sharing Of Information

Companies that other co-owners have found to be worthy of a recommendation:

Family Heating and Cooling
30210 Ford Rd. - 734 422 8080.

Plymouth Plumbing & Sewer -
41759 Joy Road
734 455 1443

G&S Window cleaning
248 593 8277

Awning Brite
Clothes Dryer Vent Cleaning Service
313-561-2309