

PINEWOOD VILLAGE CONDOMINIUM

NEWSLETTER
SUMMER EDITION 2016



What is Happening this Summer and General Up-dates:

- Green Beauty Lawn Care will be taking care of our mole issue.
- R.A.R. Construction will be doing some concrete repairs.
- Havener will be leveling the sidewalks that are needed.
- DCAM Asphalt will be doing some asphalt repairs that are needed.
- Arbor Tree Service will be coming out to remove a number of sick/dead trees around our area.
- Republic Waste Service will be our new solid waste and recycle company coming mid fall. You will notice a change in our trash containers and see new recycle bins in two main locations.
- Keith will be repainting the common area lamp poles and porch lights that are needed.
- The Board of Directors will continue making decisions on landscaping around the sites, as there was not much interest among owners to volunteer being on the flower planting committee.
- There will NOT be any additional assessments for the consideration of repainting or replacing the condo sidings. We will keep the blue color.
- We will start the process of having the condo by-laws be up-dated.

We have a busy summer lined up! We would greatly appreciate your patience as our contractors work through the various summer projects.

If you have any questions or concerns, please contact
Kim Harraf or Sue Huss at Herriman & Associates at 734-459-5440.

Thank you again and we wish everyone a nice and safe summer!

New Neighbors

WELCOME TO THE COMMUNITY!

A newsletter is published a few times a year by your Board of Directors to pass along news of general interest, concerns voiced by fellow residents and tips on how to deal with issues that some neighbors have had to deal with already. Suggestions regarding concerns for future topics or communications may be directed to the management company or one of the association officers.

Newcomers to Pinewood Village 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.

Also, new residents should have received a copy of the Pinewood Village Condominium By-Laws from the previous owner along with their payment book for the association fee at closing. Association fees can be paid by mailing the coupons as directed or through automatic debit of your checking account (available by contacting the management company).

Insurance companies recommend the following for our units:

A fire extinguisher in the condo.



The purchasing of a water damage rider on your insurance for damage that may occur from water coming from another unit. Inquire with your insurance provider on coverage and costs.

Very Important Reminder about A/C Units

The Association has become aware of multiple instances this season of interior water damage to a lower unit resulting from the condensation drain line coming from an upstairs' A/C unit. If your A/C line backs up and leaks into a lower unit, you or your insurance company could be faced with significant repair costs for damages to a lower unit. 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 pouring water through it. You should regularly maintain this, and we have found that you can purchase a 30 inch zip tie from the home improvement stores and easily clean it out.

Parking

Please use your assigned carport for your vehicle. Every unit is assigned one carport per unit. The parking spaces are for visitors. Let's make sure our family and friends have somewhere to park their vehicle when visiting

A friendly reminder that there is no motorcycles, or storing of vehicles allowed in Pinewood Village grounds.

Noise, Noise and More Noise!

Over the years there have been numerous complaints/concerns about disturbing noises from neighboring units. Suggestions for noise control are offered.

Stereo's, Televisions etc. played at high volume often result in neighbor irritation. Please be considerate of neighbors between the hours of 10pm-8am.

Use of washers & dryers and other appliances should be avoided during these hours.

Also walking with a heavy footstep can be disruptive for neighbors below.

We ask that everyone make an effort to control noise and not be overly critical of neighbors' noise. Just remember not all noises are avoidable.

This Just In!

The City of Plymouth's insurance rating was improved over the last year. This means you can save money on your condo insurance. Check with your insurance company for any savings that may apply.

Pets

Residents are allowed ONE pet. This means one dog or one cat; not one of each. If you are new to Pinewood, please register your pet with our management company. There is no charge for registering your furry friend.

Just a reminder that all dogs must be walked on a leash at all times. This is not just a policy of the condo association, but an ordinance of the City of Plymouth. You must clean up after your pet. Bags are available at the pet walk around by our holding pond in front of the complex. Please dispose any pet waste in one of the four dumpsters around the complex. If you are caught not cleaning up after your pet or letting your pet run free you are subject to



financial penalties by the association.

Summer Items!

Summer is on the doorstep, and there is always spring cleaning to do. A reminder that large items (like a couch and a mattress) that need to be disposed, requires a special pick up. This can be arranged through the management company.

Make sure to have your air conditioner inspected and cleaned for ultimate comfort in the warm season and to prevent any costly water damage issues.

Keith Smeathers, the association maintenance staff, will be cleaning the carports on a regular basis with a new vacuum equipment. Please be aware that any items left on the grounds maybe at risk of being disposed. We are making the effort in accommodating the request for cleaner carports.

Board of Directors

Noah Allor - President
734-905-4488

Michelle Saucier - Secretary
734-673-9109

Myles Sakshaug - Treasurer
989-284-2428

Condo Management

Herriman & Associates
41486 Wilcox Road
Plymouth, MI 48170
734-459-5440

Kim Harraf - Community Association Manager
Sue Huss - CAM Assistant

Recommended Service Contractors

Family Heating & Cooling
30210 Ford Road
734-422-8080

Plymouth Plumbing & Sewer
41759 Joy Road
734-455-1443

G&S Window Cleaning
248-593-8277

Adventure Window Cleaning
734-416-9056

Handy Man Service
Keith Smeathers
Please contact Herriman & Associates
734-459-5440