Eaton Estates

Directory of Residents

June 2019

For Distribution only to EECA Residents

Management Company

Herriman & Associates
41486 Wilcox Road
Plymouth, MI 48170-3104
Phone: 734-459-5440
Fax: 734-459-0690
General Email: info@herriman.net
Website: www.herriman.net

Eaton Estates Association Manager:
David Chaundy
Email: dchaundy@herriman.net

Eaton Estates Association Manager's Assistant
Sandy O'Daniel
Email: sodaniel@herriman.net

Board of Directors 2018-19

President: Steve Harper
Vice President: John Roehrig
Secretary: Scott Abney
Treasurer: David Katcherian
At Large: Dixie Hibner

Beacon Meadows Board Representative

Steve Harper

Committee Chairpersons

Irrigation Committee – Jim Gallas
Landscape Committee – Pete Dilworth
Social Committee – Helen Chin

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Residents by Unit Number

1	Pete Dilworth & Gwenneth Newton
2	Benny Denaro
3	Mike & Sharon Harper
4	Jim Gallas & Dixie Hibner
5	Mike & Dolores Hayden
6	Joe Rotellini
7	Scott & Desiree Abney
8	Clyde & Fran Parrott
9	Scott McLaren
10	
11	Gary & Beverly Bailey
12	Marilynn & Al Bingamen
13	Joe & Sharon Lineman
14	Steve & Mary Anna Harper
15	Tom & Willow Hackett
16	Dorothy & James Pongracz
17	Linda Quay
18	Kal & Julia Jabara
19	John Marshall
20	Ken & Suzie Currie
21	Patrick & Carole Reddy
22	Doris & David Katcherian
23	Jill Licata
24	Todd & Maureen Taliaferro
25	John Roehrig & Doreen Debolski
26	Shirley LeBlanc
27	Shirley & John Peters
28	David & Therese Miazgowicz
29	Melvin Gutherie
30	Wayne Moldowan
31	Angela Chiu
32	Helen & Sang Chin
33	David & Faith Kolb
34	
35	Paul & Susan Warmbier
36	Patty & John Zafarana
37	Bonnie & Vince Fazio

Residents by Alphabetical Order

Abney, Scott & Desiree
Unit 7
13648 Eaton Drive
734-453-3004
scottabney@gmail.com

Bailey, Gary & Beverly
Unit 11
13696 Eaton Drive
734-454-4158
garykbailey@netscape.net

Bingamen, Marilynn & Al
Unit 12
13708 Eaton Drive
Marilyn: 313-378-9775
Al: 313-378-9622
marbingamen@gmail.com

Chin, Helen & Sang
Unit 32
13956 Eaton Drive
H: 734-404-5820
C: 201-7073776
htcandsang@yahoo.com

Chiu, Angela
Unit 31
13944 Eaton Drive
Home: 734-335-7476
Cell: 440-263-8244
angelachiu222@yahoo.com

Currie, Ken & Suzie
Unit 20
13812 Eaton Drive
734-660-3545
kscurrie1@yahoo.com

Debolski, Doreen & John Roehrig
Unit 25
13872 Eaton Drive
248-755-2944
rip1414@yahoo.com

Denaro, Benny
Unit 2
13588 Eaton Drive
248-320-2718

Dilworth, Peter & Gwynneth Newton
Unit 1
13576 Eaton Drive
734-637-5371
pjdilw@comcast.net

Fazio, Bonnie and Vince
Unit 37
14016 Eaton Drive
Home: 734-582-4014
Vince: 727-692-2264
Bonnie: 727-331-7146
vjfazio@gmail.com

Gallas, James & Dixie Hibner
Unit 4
13612 Eaton Drive
Jim: 248-318-8856
jagallas@comcast.net
Dixie: 734-748-4344
dixiehibner@comcast.net

Gutherie, Melvin C.
Unit 29
13920 Eaton Drive
734-455-2845
happygutherie@comcast.net

Hackett, Tom & Willow
Unit 15
13744 Eaton Drive
734-453-9231
tomdhackett@yahoo.com

Harper, Stephen & Mary Anna
Unit 14
13732 Eaton Drive
Home: 734-455-8484
Steve: 734-751-2596
Mary Anna: 734-751-2598
sharper222555MI@comcast.net

Hibner, Dixie & James Gallas
Unit 4
13612 Eaton Drive
Jim: 248-318-8856
jagallas@comcast.net
Dixie: 734-748-4344
dixiehibner@comcast.net

Katcherian, Doris & David
Unit 22
Address 13836 Eaton Drive
Home: 734-459-4756
David: 734-751-0801
Doris: 734-751-0013
dkatcherian@comcast.net
dkatcherian@cox.net

LeBlanc, Shirley
Unit 26
13884 Eaton Drive
734-459-6386

Harper, Capers P. "Mike" & Sharon D.
Unit 3
13600 Eaton Drive
Capers: 248-842-7600
caperlaw@gmail.com
Sharon: 248-980-4997
sharondh@gmail.com

Hayden, Michael & Dolores M.
Unit 5
3624 Eaton Dr.
Home 734-414-0170 (preferred)
Mike: 734-545-0021
Dolores: 734-392-4402
mdhayden@comcast.net (both access)
mdhayden@hotmail.com (both access)

Jabara, Kal & Julia
Unit 18
13780 Eaton Drive
734-453-9077

Kolb, David & Faith
Unit 33
13968 Eaton Drive
734-231-0087
dkolb@hinespark.com

Licata, Jill
Unit 23
13848 Eaton Drive
Home: 734-459-3827
Cell: 734-718-3711
jillcave@icloud.com

Lineman, Joe & Sharon
Unit 13
13720 Eaton Drive
Home: 734-454-8957
Joe: 313-590-3107
johnlineman@aol.com
Sharon: 313-938-3414
sharonlineman07@comcast.net

McLaren, Scott
Unit 9
13672 Eaton Drive
734-787-8440
smclaren@fortegra.com

Moldowan, Wayne
Unit 30
13932 Eaton Drive
734-259-9288
weyyno@gmail.com

Parrott, Clyde & Fran
Unit 8
Address 13660 Eaton Drive
Home: 734-644-3020
Clyde: 734-644-3020
clydeparrott@hotmail.com
Fran: 734-644-6602
fparrottmi@gmail.com

Pongracz, Dorothy & James
Unit 16
13756 Eaton Drive
Jim: 313-212-2872
jrpongracz@hotmail.com
Dorothy: 313-268-8951
dapongracz@aol.com

Reddy, Patrick & Carole
Unit 21
13824 Eaton Drive
734-451-2084
cantonchief@comcast.net

Marshall, John
Unit 19
13800 Eaton Drive
Home: (734) 455-4864
Cell: (734) 812-5508
HuggyBear@Travelleadersply.com
HuggyBear_cwt@Hotmail.com

Miazgowicz, David & Therese
Unit 28
734-576-0612
dmiazgowicz@yahoo.com

Newton, Gwynneth & Peter Dilworth
Unit 1
13576 Eaton Drive
734-637-5371
pjdilw@comcast.net

Peters, Shirley & John
Unit 27
13896 Eaton Drive
313-475-4350
shirleyjpeters58@outlook.com

Quay, Linda
Unit 17
13768 Eaton Dr.
Home: 734-354-1954
Cell: 734-474-3374
Ljmcq@aol.com

Roehrig, John & Doreen Debolski
Unit 25
13872 Eaton Drive
248-755-2944
rip1414@yahoo.com

Rotellini, Joseph B.
Unit 6
13636 Eaton Drive
Cell: 313-701-0378
jrotellini@comcast.net

Taliaferro, Todd S. & Maureen T.
Unit 24
13860 Eaton Drive
586-929-2959
Maureen.taliaferro@stoneridge.com

Warmbier, Paul & Susan
Unit 35
13992 Eaton Drive
Home: 734-455-3365
Paul: 734-358-5997
Paul@Warmbier.us
Susan: 734-358-6190
Susan@Warmbier.us

Zafarana, Patty & John
Unit 36
14004 Eaton Drive
Plymouth, MI 48170
Home: 734-455-6571
Patty: 248-568-2224
John: 248-756-1031
pattyzaf@comcast.net

Important Co-owner & Resident Information

1. Herriman & Associates is responsible for daily operations and maintenance of Eaton Estates. They are responsible for enforcement of all rules and regulations. Please contact our Association manager at Herriman, David Chaundy, for all Association matters.

2. All co-owners and residents must have an up-to-date Emergency Contact Information Form on file with Herriman & Associates. In addition, if a resident or co-owner plans to be away and the unit empty for an extended period of time, a Vacation Contact Notification Form should be filed with Herriman & Associates. Copies of both forms are included in this Directory.

3. All co-owners should have and be familiar with the Eaton Estates Condominium Association Master Deed and By-Laws, as amended. If you were not provided with a copy when you took possession of your unit, please contact Herriman & Associates for a copy. These documents should remain with the unit and passed on to the subsequent owners.

4. A copy of the Maintenance, Repairs and Replacement Responsibility Matrix is included in this Directory. This document summarizes co-owner and Association responsibilities as outlined in the Master Deed and By-Laws of the Association, as amended.

5. Any changes to the outside of a unit or surrounding grounds or structural changes to inside walls, ceilings or stairs **MUST** be submitted to the Board of Directors for written approval **PRIOR TO** any commencement of work by the co-owner. A copy of the Modification Request Form is included in this Directory.

6. Written approval by the Board of Directors is necessary to keep pets. A copy of the Pet Registration Form is included in this Directory.

7. Trash and recyclables collection is every Tuesday morning. (This may be different from the Plymouth Township schedule.) Trash put out Monday evening **MUST** be in sealed cans. Trash in plastic bags and recycling containers cannot be put out until Tuesday morning.

8. The Association pays all water and sewer bills and sets the time clocks for the irrigation system. Co-owners must **NOT** tamper with these clocks. Requests for timing changes must be submitted to Herriman & Associates.

EATON ESTATES CONDOMINIUM ASSOCIATION
RESPONSIBILITY FOR MAINTENANCE, REPAIRS AND REPLACEMENT

DESCRIPTION	MAINTENANCE	REPAIRS	REPLACEMENT	REMARKS
Address Signage (Building/Mailbox)	Assoc.	Assoc.	Assoc.	
Basement/Lower Level				
Concrete Walls	Owner	Assoc.	Assoc.	
All Modifications	Owner	Owner	Owner	
Circuit Breakers	Owner	Owner	Owner	
Concrete Floors	Owner	Assoc.	Assoc.	
Faucets	Owner	Owner	Owner	
Hot Water Tank	Owner	Owner	Owner	
Laundry Tub	Owner	Owner	Owner	
Sump Pump	Assoc.	Assoc.	Assoc.	Co-owners asked to test operation at least monthly.
Bathroom Fixtures	Owner	Owner	Owner	
Decks				
Painting/Staining	Owner	Owner	Owner	Vertical surfaces must be approved stain/paint to match EECA bldg. color
Planking/Joists	Owner	Owner	Owner	
Footing & Posts	Owner	Owner	Owner	
Steps	Owner	Owner	Owner	
Disposals				
Switch	Owner	Owner	Owner	
Wiring	Owner	Owner	Owner	
Plumbing	Owner	Owner	Owner	
Driveway	Assoc.	Assoc.	Assoc.	
Dryer Vents	Owner	Owner	Owner	
Electrical Service				
Transformer to Meter	Util./Assoc.	Util./Assoc.	Util./Assoc.	
Meter Box	Util./Owner	Util./Owner	Util./Owner	
Fuse Box	Owner	Owner	Owner	
Wiring, Plugs, Switches, Fixtures	Owner	Owner	Owner	
Entrance Doors	Owner	Owner	Owner	
Glass	Owner	Owner	Owner	
Locks	Owner	Owner	Owner	
Weather stripping	Owner	Owner	Owner	
Jambs/thresholds	Owner	Owner	Owner	
Fans				
Attic (Whole House)	Owner	Owner	Owner	
Bathroom Exhaust	Owner	Owner	Owner	
Kitchen Vent	Owner	Owner	Owner	
Faucets	Owner	Owner	Owner	
Fire Alarm System	Assoc.	Assoc.	Assoc.	Central system only
Fireplace/Flue Caps/Screens	Owner	Owner	Owner	

EATON ESTATES CONDOMINIUM ASSOCIATION
RESPONSIBILITY FOR MAINTENANCE, REPAIRS AND REPLACEMENT

DESCRIPTION	MAINTENANCE	REPAIRS	REPLACEMENT	REMARKS
Furnace/Air Conditioner	Owner	Owner	Owner	
A/C Coil	Owner	Owner	Owner	
Compressor	Owner	Owner	Owner	
Filters	Owner	Owner	Owner	
Flue Caps/Screens	Assoc.	Assoc.	Assoc.	
Heat Ducts	Owner	Owner	Owner	
Humidifier	Owner	Owner	Owner	
Registers	Owner	Owner	Owner	
Garage				
Doors	Owner	Owner	Owner	Owners can reduce
Floor (Concrete)	Owner	Assoc.	Assoc.	wear by tightening
Elec Door Opener	Owner	Owner	Owner	screws on steel
Locks	Owner	Owner	Owner	frames and using
Springs	Owner	Owner	Owner	WD40 on springs &
Wheels	Owner	Owner	Owner	wheels to ease
Weatherstripping	Owner	Owner	Owner	operation of door.
Internal Electrical (fixtures/bulbs)	Owner	Owner	Owner	
Garage Entrance Doors				
External Entrance	Owner	Owner	Owner	
From Inside of Unit	Owner	Owner	Owner	
Locks	Owner	Owner	Owner	
Weatherstripping	Owner	Owner	Owner	
Gas Line to Point of Hookup				
Meter	Util./Owner	Util./Owner	Util./Owner	
Furnace	Owner	Owner	Owner	
Fireplace(s)	Owner	Owner	Owner	
Dryer	Owner	Owner	Owner	
Stove & Oven	Owner	Owner	Owner	
Gutters/Downspouts	Assoc.	Assoc.	Assoc.	
Insulation in Attic	Owner	Owner	Owner	
Kitchen Cabinets	Owner	Owner	Owner	
Landscaping				
Lawn	Assoc.	Assoc.	Assoc.	
Shrubs/Bushes/Trees	Assoc.	Assoc.	Assoc.	Assoc. responsible for Std plantings; owner responsible for unique.
Light Fixtures-Indoor	Bulb-Owner	Parts-Owner	Fixt-Owner	
Light Fixtures-Outdoor				
Street Lights	Assoc.	Assoc.	Assoc.	
Street Light Photocells	Assoc.	Assoc.	Assoc.	
Porch Lights	Bulb-Owner	Parts-Owner	Fixt-Owner	
Garage Lights	Bulb-Owner	Parts-Owner	Fixt-Owner	
Other Exterior Lgts	Bulb-Owner	Parts-Owner	Fixt-Owner	

EATON ESTATES CONDOMINIUM ASSOCIATION
RESPONSIBILITY FOR MAINTENANCE, REPAIRS AND REPLACEMENT

DESCRIPTION	MAINTENANCE	REPAIRS	REPLACEMENT	REMARKS
Mailboxes/Posts				
Mailbox	Assoc.	Assoc.	Assoc.	
Posts	Assoc.	Assoc.	Assoc.	
Patio	Owner	Owner	Owner	
Painting/Staining/Caulking				
Decks	Owner	Owner	Owner	
Entrance Doors				
Exterior Side	Assoc.	Assoc.	Assoc.	
Interior Side	Owner	Owner	Owner	
Garage Doors				
Exterior Side	Assoc.	Assoc.	Assoc.	
Interior Side	Owner	Owner	Owner	
Gutters/Downspouts	Assoc.	Assoc.	Assoc.	
Mailbox Posts	Assoc.	Assoc.	Assoc.	
Utility Boxes	Assoc.	Assoc.	Assoc.	
Wood Trim	Assoc.	Assoc.	Assoc.	
Windows and Window Trim				
Exterior	Assoc.	Assoc.	Assoc.	
Interior	Owner	Owner	Owner	
Utility Pipes	Assoc.	Assoc.	Assoc.	
Plumbing				
Faucets/Valves/Fixtures	Owner	Owner	Owner	*Owner responsible for water distribution system from their main shutoff valve inward **Storm sewer responsibility partially shared with Beacon Meadows; sanitary sewer blockage caused by owner is owner responsibility
In Walls & Ceilings	Owner	Owner	Owner	
Kitchen/Bathroom	Owner	Owner	Owner	
Main Water Line	Assoc.*	Assoc.*	Assoc.*	
Sanitary & Storm Sewers	Assoc.**	Assoc.**	Assoc.**	
Tubs/Toilets/Showers/	Owner	Owner	Owner	
Water Spigot-exterior	Owner	Owner	Owner	
Irrigation System	Assoc.	Assoc.	Assoc.	
Porches	Owner	Owner	Owner	
Privacy Fences	Owner	Owner	Owner	
Roof Vents	Assoc.	Assoc.	Assoc.	
Security Systems--Personal	Owner	Owner	Owner	
Skylights	Assoc.	Assoc.	Assoc.	
Smoke Detectors	Owner	Owner	Owner	Assoc. responsible for Central System sensors only
Snow Removal				
Road & Driveways	Assoc.			Snow removed when only 1.5 + inches fall
Sidewalks & Porch	Assoc.			
Decks & Patios	Owner			
Street/curbing	Assoc.	Assoc.	Assoc.	

EATON ESTATES CONDOMINIUM ASSOCIATION
RESPONSIBILITY FOR MAINTENANCE, REPAIRS AND REPLACEMENT

DESCRIPTION	MAINTENANCE	REPAIRS	REPLACEMENT	REMARKS
Telephone Jacks	Owner	Owner	Owner	
Walkways/sidewalks	Assoc.	Assoc.	Assoc.	
Windows/Doorwalls				
Brick Mold	Owner	Owner	Owner	
Crank Handles, Hinges and Other Hardware	Owner	Owner.	Owner	
Glass	Owner	Owner	Owner	
Locks/Mechanisms	Owner	Owner	Owner	
Sashes and Mull Caps	Owner	Owner	Owner	
Screens	Owner	Owner	Owner	
Sills	Owner	Owner	Owner	
Storm Doors	Owner	Owner	Owner	
Weatherstripping	Owner	Owner	Owner	
Wooden Framing	Owner	Owner	Owner	
Doorwall Assembly	Owner	Owner	Owner	

Eaton Estates Condominium Association
Request for Modification Approval

Name: _____ Phone: _____

Address: _____ Unit #: _____

Nature of Modification:

Describe in detail using additional sheets and/or sketches as needed: _____

_____

_____

Modification Will Affect The Following:

Check all items that are applicable.

Exterior Appearance	☐	Structural Parts of Unit	☐
Limited Common Elements	☐	General Common Elements	☐
Landscaping	☐	Other _____	☐

If Approved, Modification Will Start On: _____ Anticipated Completion Date: _____

Contractor Name: _____ Phone: _____

Contractor Address: _____

The co-owner must obtain all appropriate permits and arrange any necessary inspections by local government's building and/or other appropriate officials or departments. If the work involves excavation, the co-owner must arrange to have underground utilities identified by "Miss Dig" by making such arrangements himself/herself and irrigation system components are to be identified by the Association's contractor, to the extent that they can reasonably be located (the co-owner must contact the Association's management firm who will make such arrangements with the irrigation contractor). All such costs, as well as any and all costs to repair damages, as well as all consequential damages, shall be born by the co-owner.

No modification shall commence without prior Board approval. An inspection of the completed modification shall be conducted by the Board of Directors to ensure compliance with all appropriate Eaton Estates Condominium Association restrictions and with reasonable standards of quality and aesthetics.

All maintenance, repairs and/or replacement of modification become the responsibility of the co-owner and subsequent co-owner(s).

The Association may require the co-owner to enter into a related separate agreement that details the co-owner's current and future responsibilities in connection with an approved modification.

_____ _____

Co-owner Signature Date

This Modification Request has been evaluated by the Board of Directors and is:

☐ ACCEPTED with the following restrictions _____

☐ REJECTED due to _____

Completed for the Board of Directors by: _____ Date _____

Eaton Estates Condominium Association
Emergency Information

Herriman & Associates, Inc., your community association management company, would like current information on file should we need to contact you in the event of an emergency. Please provide information on two (2) individuals who have a key and can reach your unit within 30 minutes or less in the event of a serious emergency (fire, burst water pipe, etc.). Should it be necessary for the Association to forcibly enter your unit in order to minimize the damage to your unit and to other adjoining units, all damages and related repairs due to a forcible entry would be your responsibility.

CO-OWNER INFORMATION

Co-owner 1 — Home, Work & Cell Phone Number(s)

Co-owner 2 — Home, Work & Cell Phone Number(s)

Condominium Unit Address — Building # — Unit #

Is there another way of contacting you in the event of an emergency? — Today's Date

EMERGENCY CONTACTS

Names & phone numbers of individuals who have access to your home

Name 1 — Phone Number(s)

Name 2 — Phone Number(s)

Your community association may or may not have the following components. Please confirm if your unit contains any of the following:

Main water shut off valve for your building	☐ Yes	☐ No
Main fire alarm panel for your building	☐ Yes	☐ No
Lawn irrigation shut off valve	☐ Yes	☐ No
Other shared access _____	☐ Yes	☐ No

PLEASE COMPLETE AND RETURN THE FORM FOR OUR RECORDS.

Return to

Eaton Estates Condominium Association
c/o Herriman & Associates, Inc.
41486 Wilcox Road
Plymouth, MI 48170-2046
fax 734-459-0690

EATON ESTATES CONDOMINIUM ASSOCIATION
Pet Registration

The Bylaws require registration with the Board of Directors of all pets. (Article VI, Section 5) They require prior written approval of the Board to maintain a pet.

Type of Pet _____

Breed _____

Color _____

Distinctive Markings _____

Name _____

The Township of Plymouth requires all dogs to be licensed.
Is your dog licensed? ☐ Yes ☐ No

I have read and agree to keep my pet in full compliance with the Bylaws, Article VI, Section 5. I understand that, for sanitary reasons, I am responsible for the IMMEDIATE collection and proper disposition of all fecal matter deposited by my pet any place in the Commons area. I further understand that if my pet causes any damages to the Common areas, I will be responsible for any repairs. I will notify the Association in the event of any change in this registration.

Attach a recent photo of your pet here

Signature _____

Print Name _____

Address _____

Unit No. _____

Date _____

Management
Signature _____ Date _____

Please return to:

Eaton Estates Condominium Association
c/o Herriman & Associates, Inc.
41486 Wilcox Road
Plymouth, MI 48170-3104
734-459-5440 • fax 734-459-0690

Eaton Estates Condominium Association
Temporary Change of Information

If you leave during the winter months, it would be helpful to have the address and phone number of where you are staying. Please do provide the information just as you would with the postal service.

Please complete and return to our office as soon as possible. Thank you.

Unit # _____ Date _____

_____

Name(s)

_____

Address

_____

Home Phone Number (listed/unlisted)

_____

Phone Number/Name

Please provide the dates as to when you will be leaving and returning back.

_____ to _____

_____

Please return to:

Herriman & Associates, Inc.
41486 Wilcox Road
Plymouth, MI 48170-3104
734-459-5440 • fax 734-459-0690

Useful Local Phone Numbers

Plymouth Police and Fire Emergencies	911
Plymouth Police Non-emergency	734-354-3250
Poison Control Centers Hot Line	800-222-1222
Plymouth Township Offices 9955 North Haggerty Road Plymouth, MI 48170 Normal Business Hours: 8:00 a.m. – 4:30 p.m., Monday – Friday	734-4533840 (Main Switchboard)
Plymouth Post Office 47526 Clipper Street (across from Compuware Arena on Beck Road) Plymouth, MI 48170 Normal Business Hours: 8:30 a.m. – 8:00 p.m., Monday – Friday 8:30 a.m. – 5:00 p.m., Saturday Vending and Box Lobby open 24 hours every day	734-453-469
Plymouth District Library 223 South Main Street Plymouth, MI 48170	734-453-0750
Michigan Secretary of State 8565 North Lilley Road Canton, MI 48170 888-767-6424	888-767-6424
U.S. Social Security Administration 34010 Plymouth Road (between Farmington and Stark Roads) Livonia, MI 48150	800-772-1213