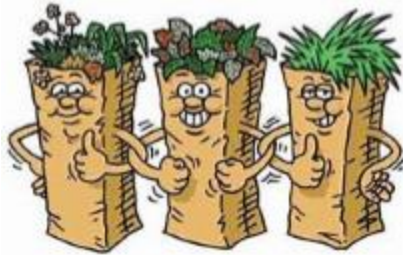




# ***The Manor Homes at Aldingbrooke*** “Community Resource” **Fall 2020**



## **YARD WASTE**

GFL Environmental trash service does not include yard waste pickup. For your convenience, the Association has arranged for BrightView to provide this service twice each fall. **The first pickup date was November 5. The next pickup date is November 24.** For service, the yard waste must be placed at the curb in paper yard waste bags.



## **SIGN POLICY**

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We are asking that you respect your neighbors by complying with the Association’s By-Laws concerning signs. NO signs of any kind are permitted on your property – neither on Common Areas nor Co-Owner Areas.

## **YOUR TREASURER’S FINANCIAL STATUS**

We are now three quarters through our Budget year. Income is coming in as scheduled. Expenses are being managed so that funds not spent during this year can be placed in the Association’s Reserve account to be used to reduce the Special Assessment for the “Roof Replacement Program.” We have requested that our management firm advise you when you submit a “Maintenance Request” such as for new steps or replacing timber walls that Herriman is identifying other units that require similar work so that we can get competitive bids for multiple units (economies of scale – therefore better unit pricing). Herriman staff are also advising Board members of the status of your Maintenance Requests so that we can better understand reasons for any delays. Safety remains our Number One concern.

We are in the process of finalizing the Association’s 2021 Operating Budget. We plan to hold “Monthly Assessments” at \$450 per month. Our emphasis for the coming year on the expense side is to assure that “You are getting Value for the services that the Association is purchasing.” The Board with the assistance from staff will be looking at each contractor to assure that we are getting fair and competitive pricing. Given that we are

entering the first year of the “Roof Replacement Program” which will extend over the next five years, we are prioritizing a list of projects over these years so that we can continue to hold the “Monthly Assessments” to \$450 per month. A list of these projects will be provided in our next Newsletter. **Arnie Budin, Treasurer**

## **OWNER INDIVIDUAL MAINTENANCE REMINDERS**

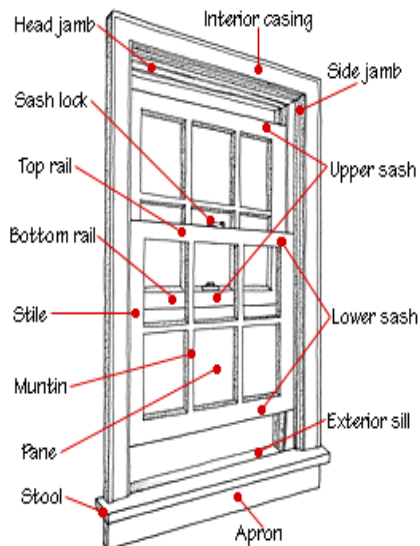
**Sump Pumps** — You should check your sump pump periodically to make sure it is functioning properly. When in doubt, please contact your plumber and have it inspected. You might also want to consider installing a backup sump pump.

**Hot Water Tank**—Inspect periodically for leaks.

**Furnace**—Should be cleaned and checked annually.

**Garage Door and Opener**—Working parts should be sprayed spring and fall with WD-40 or with a silicone product made for this purpose.

**Windows and Doors** —Should be inspected annually. Repairs are your responsibility. If replacement is required, please submit a Modification Request form to Management, with details on the replacement windows. Replacement windows must look the same as existing.



**Finished Basements**—The Association is responsible for repairing leaks in concrete basement walls. The Association is not responsible for the cost of removal and replacement of drywall or any other damage caused by a basement leak.

**Landscaping** — You as a Co-owner are responsible for the maintenance of the plantings inside your courtyard. Please keep plants, bushes and trees properly trimmed. If you have questions or concerns about the landscaping outside of your courtyard, please call Management

## **HOMEOWNER'S INSURANCE REMINDER**

As indicated in our last Newsletter, we are asking that you submit a copy of your current Condominium/Homeowner's Insurance policy to Herriman & Associates. This practice is for your protection as the Association may be required to pay for damage in units where the Co-Owner does not have insurance. Please remember that Association funds are your funds and these expenses are not how we want to spend your money. Recouping these expenses normally requires litigation and attorney expenses.

In the Bylaws, under Insurance, Section 1. A, there is a provision that the board may act on requiring all co-owners to provide evidence of insurance.

Please be proactive and send the information to Herriman & Associates. Thank you.

## **Volunteer Opportunity**



## PLEASE SLOW DOWN

We are requesting that all drivers watch their speed for the safety of you and your neighbors. While we do not want you to confront drivers who are speeding, we are asking that you call Herriman and

Associates to report these individuals, if you know who it is. As winter will soon be arriving, safety on our streets becomes so much more important.



## BOARD MEMBER & CONTACT INFORMATION

**Arthur Cotsonika President**  
6395 Noble Road 248-641-8123

**Shelia White Vice President,**  
6195 Celeste Road 313-475-4806

**Jeffrey Tapper Secretary**  
6530 Noble Court 248-539-4508

**Arnold Budin Treasurer**  
6520 Noble Court 248-318-9451

**Keyon Payton Director**  
6582 Noble Road 248-303-7778



## INFORMATION ONLINE

Herriman & Associates, Inc., our management company, At the Herriman site ([www.herriman.net](http://www.herriman.net)), **If you click on the Associations tab, you can log in the The Manor Homes web pages where you can find specific information about your Association.**

There are forms for your use on the Herriman & Associates, Inc. home page, such as setting up ACH, automatic withdraw for the monthly assessment payment. **You can also find other forms under "Association Forms" including for maintenance [www.herriman.net](http://www.herriman.net)**



## MAIL PAYMENTS TO:

P.O. Box 6490  
Plymouth, MI 48170

## MAIL CORRESPONDENCE TO:

41486 Wilcox Road ● Plymouth, MI 48170

734-459-5440 ● Fax 734-459-0690

[www.herriman.net](http://www.herriman.net)