

ATWATER COMMONS

CONDOMINIUM HOMEOWNERS ASSOCIATION
LAKE ORION, MICHIGAN 48362

April 2019
NEWSLETTER

Co-owners please let us know if you are interested in serving our community as a Board Member. For details regarding duties & time commitment, please contact Paula Granowicz at AMI. Thank You!



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Hello Co-owners:

Our next board meeting will be held at the Lake Orion Public Library on Monday, April 08, 2019 at 6:00 PM. We welcome all co-owners (only) at these meetings and ask that you contact Paula Granowicz of AMI to notify her of your attendance.

If you have not had a chance to do so, please check out the Atwater Commons community website! We are going to add and develop content that will be useful to all co-owners, prospective home buyers and realtors! Please be sure that as a co-owner you have an updated email address on file with AMI so that you can be included in all email blasts and community correspondence. After reviewing the website at www.atwatercommonscondo.com, feel free to submit suggestions to AMI.

For your easy reference, there is a copy of the **Association Rules & Regulations** on the website if you have general questions.

Also available on the website is a copy of our property insurance coverage through Farm Bureau General Insurance Company of Michigan (Policy #S-297261114). Please note that we have "Blanket Building Coverage" that handles mostly exterior/structural issues, not interior or personal belongings. Each co-owner is responsible for their own "interior" coverage. On page #5 of the Association Rules & Regulations, under the heading "Insurance" you will find the following:

INSURANCE

- 1. Each unit must have its own policy to cover personal property and personal liability.**
- 2. Co-owners must first make claims to their individual insurance policy before making a claim to the Association's insurance policy (for the few situations in which this applies).**

We want to point out this item so that co-owners are aware of the condominium insurance policy and will not be surprised if an accident, which will incur unexpected costs, should occur.

We hope you enjoy the "Spring" weather upon us and thank you again for taking the time to read this newsletter and take part in our community! Please let us know if you have any questions or concerns.

Respectfully,
Atwater Commons Condominium Association
Board of Directors

Attention ALL co-owners, MAINTENANCE UPDATE!!

GARBAGE CANS, GARBAGE CANS, GARBAGE CANS!!! THANK YOU, co-owners who have been diligently returning cans to your garage as our rules state: “.....such containers must be removed and stored promptly - within 24 hours of trash collection.”

To eliminate the chance that a neighbors' trash can blows, rolls or is thrown in front of your garage by accident, we are strongly suggesting that you place your unit address on the side/top of your garbage can with a marker, spray paint or vinyl numbers/letters. This will help prevent you from mistakenly receiving a violation letter and help in identifying the real offenders of this policy. Overall, we are getting better but must stay on top of it!

Another item in our Rules & Regulations, page #8, addresses storm doors and it reads as follows:

STORM DOORS

1. Co-owners are permitted to install a storm door on their unit provided it is an Ivory, Model 108, storm door manufactured by Fox Aluminum Products, Inc.
2. If the Co-owner fails to maintain a storm door for which it is responsible, the Association shall have the right to repair, replace, or remove the storm door and the cost of doing so will be assessed to the Co-owner of the unit.

Currently the following vendors are working w/Fox: John R Glass (248.399.0878) & Henderson Glass (248.377.4044)

REMINDER - Please change furnace filters on a regular schedule (monthly is best, quarterly is good!)

Property Manager's Report from Paula Granowicz

Hello Everyone:

I'm still adding things on the web site but it's up and running. The web address was incorrectly printed in the last newsletter. It should be:

www.atwatercommonscondo.com. Please explore the site and use it for necessary forms, work orders and general information.

It can be a challenge to identify who is leaving trash cans out after the pickup day and I've been sending reminder letters out. It has been suggested the residents paint the address on the trash can so there is no dispute. The trash can may be left out after 5 pm on Sunday and must be returned inside the garage by Tuesday morning.

As the warmer months are around the corner, please be mindful of the rules around decorations in the front and balcony area. Decorations may not be placed at the back of the unit.

Co-owners may call AMI direct with questions and work orders. Renters, please work through your Landlord for property requests.

Board of Directors

Jim Lane (President), Joe Iacobelli (Treasurer), James Krebs (Member), Karen Morgan (member)

**Co-owners, do you have questions? Need information?
Want to report a violation or have a maintenance issue?**

Please contact:

Association Management Inc. (AMI)

Paula Granowicz – Property Manager

Email: pgranowicz@amicondos.com

Peggy Oddo – Property Coordinator (for work orders)

poddo@amicondos.com

47200 Van Dyke Ave.

Shelby Twp, MI 48317

800-821-8800 (after hours also), Fax 586-739-6006