

ATWATER COMMONS

CONDOMINIUM HOMEOWNERS ASSOCIATION
LAKE ORION, MICHIGAN 48362

August/Sept.
2019
NEWSLETTER

Co-owners are you interested in serving our community as a Board Member? For details regarding duties & time commitment, please contact AMI property manager Paula Granowicz. Thank You!



Attention Co-Owners,

In this newsletter we would like to address the rules regarding pets on the property as well as an update on some ongoing maintenance projects. As a reminder, co-owners who have tenants should make them aware of all condo communication.

Rules & Regulations reminder (Animals and Pets):

First, there seems to be some habitual offenders of the condo rules regarding pets. Overall, the property has been in good shape and **most co-owners** respect the rules regarding pets, thank you! But we do have some folks that still let their pets run without a leash, allow their pets to urinate on the grass, and do not properly pick and dispose of fecal matter. This has resulted in grass and bush areas that have died and a messy property. The board is also aware that there are neighbors or visitors to the property who pass through and do not follow our rules. Having said that we are asking all co-owners to be diligent in following the pet policy, which will be highlighted in the “update”, and to call AMI if you see anyone who is violating our policy.

An update regarding this summer’s work project(s):

As we have previously notified co-owners, the Re-Brick Restoration Company is going to perform work on the decaying or damaged cultured stone on the side of our porches as well as some tuckpointing work. They anticipate starting the week of 8/12 (weather permitting) and will take up to two (2) weeks to complete the work.

Midwest Paving will be repairing four (4) cement catch basins and the two (2) brick paver areas on Park Green. The brick pavers will be replaced with stamped concrete and this work will also start on the week of 8/19.

The board is/has been overseeing the cleaning of the dryer vents and cleaning of the ground drainage/grates on property.

Thank you for being patient as we address some maintenance issues that will help to keep the property looking good and maintain the value of our investments!

Respectfully,
Atwater Commons Condominium Association
Board of Directors

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Board of Director Comments

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Last Board Meeting was 8/6/2019
Next Board Meeting is 10/14/2019 (Budget)

Community Update: Sprinkler maintenance,
cultured stone repair, catch basin repair,
stamped concrete.

Rules & Reg’s - “Update”

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Paula G’s Property Manager Report
Board of Directors
Who to Contact (AMI)

Attention ALL co-owners, Rules & Regulations "UPDATE"!!

As mentioned on page 1 of the newsletter, all co-owners (and their tenants) should be aware of the rules regarding pets. Recurring infractions will result in violation letters and subsequent fines. Please take time to review these rules (only a portion below) and comply. Thank you

Atwater Commons Rules & Regulations - ANIMALS & PETS (page #3)

6. No animal (including cats) is permitted to run loose at any time upon the Common Elements, Limited or General (including balconies) and any animal must at all times be leashed and attended in person by some responsible person on the Common Elements, Limited or General.
7. Each Co-owner is responsible for immediate collection and proper disposal of all fecal matter deposited by any pet maintained by a Co-owner or any pet visiting that Co-owner's unit.
8. Pet owners are PROHIBITED from allowing pets to urinate on any sodded grass, plantings, or planting areas on the grounds of the condominium development. Pets must be on a leash, and all feces must still be picked up immediately. (NOTE: Repeated exposure to pet urine has resulted in the destruction of portions of sod and many bushes on the condominium property. It is unfair for non-pet owners to have to pay for this damage)

Property Manager's Report from Paula Granowicz

Hello Everyone:

SAVE THE DATE - Annual Meeting is set for Tuesday, October 15th. We certainly hope there's a good number of co-owners in attendance. This is an excellent forum to meet your neighbors and learn about the financial condition as well as this year's projects and those the Board is looking at for next year.

I'm at the property on a regular basis and overall things look good. Please limit personal decorations in the front area (nothing in the back). While it nice to place personal items in the front area, sometimes it can be overdone (example, benches, chimes, lights, banners, etc.).

Trash cans and recycle bins left outside of the garage door continue to be a problem for a few residents and violation letters and fines are being issued. These items may only be left out the night before pick up and the day after.

Lastly, please be aware of noise levels in between units. Everyone has a right to enjoy peaceful and reasonably quiet living.

As always, if you have questions or comments, please email me at:

pgranowicz@amicondos.com

Thank you and best wishes for a great Summer!

Paula Granowicz, Community Manager

Board of Directors

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

Co-owners, do you have questions? Need information or want to report a violation or have a maintenance issue? Renters should work through their Landlord for any issues.

Please contact:

Association Management Inc. (AMI)

Paula Granowicz – Property Manager - Peggy Oddo – Property Coordinator (poddo@amicondos.com)

47200 Van Dyke Ave.

Shelby Twp, MI 48317

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