

# ATWATER COMMONS

CONDOMINIUM HOMEOWNERS ASSOCIATION  
LAKE ORION, MICHIGAN 48362

March/April  
2020  
NEWSLETTER

Co-owners, want to get involved in our community?  
If so, we want YOU to serve as a valued Board Member.  
For details regarding duties & time commitment,  
please contact AMI property manager Paula Granowicz.  
Thank You!



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Next Board Meeting is 04/13/2020

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Greetings Co-Owners,

Spring officially began on March 20<sup>th</sup> and we look forward to longer days and greener grass! Please let us know if there are any landscaping issues (damaged grass areas, seeding, dead bushes) that need to be addressed as we enter the new season!

In this newsletter we would like to follow up on the upcoming Reserve Study, making monthly HOA payments on our website and the community rules regarding the use of a BBQ grill. Please remember that co-owners who have tenants are responsible for making them aware of all condo communication and rules & regulations which can be found on our website ([www.atwatercommonscondo.com](http://www.atwatercommonscondo.com)). A current lease is also required along with contact information.

### **An update regarding the property "Reserve Study":**

On Tuesday March 17, there will be a representative from the Reserve Advisors Company to conduct a long term (1-20+ year) plan regarding common area maintenance and associated costs. This company has been hired to prepare a detailed report that the board can use to make, short and long range, budget decisions. Please be advised as this rep. will be on-site for several hours.

### **Community Website – Paying Monthly HOA Dues:**

If you haven't already, check out our community website at ([www.atwatercommonscondo.com](http://www.atwatercommonscondo.com)), and scroll down to the bottom of the Home Page where you can click on "Payments" and then set up your payment account with MutualPay. This is a quick and easy way to pay your monthly HOA fees online and on time! Another no-cost way of paying your monthly dues is via the AMI ACH form, see the website to print a copy and then send it to [accounting@amicondos.com](mailto:accounting@amicondos.com).

### **Consideration of Fellow Residents – Keeping Our Community Beautiful**

As the snow becomes a memory of the past the board, we would like to ask for your help in keeping the grounds at Atwater Commons looking beautiful! For those of you who already work to keep the grounds tidy, thank you!

Your continued help is necessary in picking up newspapers/flyers on the grounds, keeping cigarette butts out of the grass and planted areas, removing trash cans in a timely manner and keeping garage doors closed after entering or exiting your unit.

**We also ask that that dog owners are conscientious about cleaning up after their pets.**

We thank you for taking the time to respect our community and keeping it a wonderful place to live!

Best Regards,  
*Atwater Commons Condominium Association*  
*Board of Directors*

## **Community Bulletin Board: BBQ GRILL POLICY**

Please be reminded of the following BBQ grill policy:

- All open flame charcoal, wood or LPG gas grills are **prohibited from being used or stored** on all **balconies** within the Atwater Commons Condominium grounds effective May 01, 2013.
- Charcoal, electric and LPG gas grills *only*, can be used on the ground floor but must be kept at least ten (10) feet from combustible materials including but not limited to trees, plants, brush and all sides of the building.
- After use, grills can be allowed to cool down near garage areas, but cannot be left out overnight.

Thank you for being mind-full of this policy as it is a direct requirement of our insurance company and failure to comply can adversely affect our policy rates.

### *Property Manager's Report from Paula Granowicz*

Hello Everyone:

The Landscaping crew will soon be on site and part of their initial clean up will be blown debris as well as tree branches and just an overall clean up. As mentioned on page 1, please help when possible to pick up as it's common for items to blow out of the recycle bins.

In driving through the property recently, it looks pretty good but there are still a few co-owners who are leaving their garbage or recycling bins out after the Monday pick up. Be assured that fines are being assessed for the habitual residents.

Are you aware of where the access is to your attic space? We recently had an issue and found that a unit didn't have access and sometimes that's needed for maintenance. In that case, I hired a contractor to create an opening.

Also, do you know where your main water shut off valve is? For your information, it should be located at the water meter which is located in the washer/dryer room for loft units and in a closet for garden units.

Should you want to call in a work order, please contact Amy Davis at [adavis@amicondos.com](mailto:adavis@amicondos.com) or feel free to call the AMI office at (586)739-6001.

As always, if you have questions or comments, please email me at:  
[pgranowicz@amicondos.com](mailto:pgranowicz@amicondos.com)

*Paula Granowicz, Community Manager*

### **Board of Directors**

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

**If co-owners have questions, want to report a violation or have a maintenance issue Please contact:**

**Association Management Inc. (AMI)**

**Paula Granowicz – Property Manager      - Amy Davis – Property Coordinator ([adavis@amicondos.com](mailto:adavis@amicondos.com))**

**47200 Van Dyke Ave.**

**Shelby Twp, MI 48317**

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