



December, 2013

Dear Villas Co-owners:

The Board thanks the members of our community who have donated countless hours of their time over the year to help us improve and maintain our community. The names of all of our dedicated Committee Chairs and members can be found in the recent Villas Directory you received. Would you like to volunteer for a Committee or do you have an idea for a new Committee? Please do not hesitate to contact the Committee Chair or a Board member. Remember, your time donated to our community helps save all of us money!

We hope you take the time to read this Villas' Newsletter and all future newsletters. The Board has decided to save money on postage, paper and printing and this will be the last Newsletter that will be mailed to your home. In the future, an email will be sent via our Homeowner Link advising Co-owners a newsletter is posted on the Villas' website. For Co-owners, who do not use the internet, you need to notify Kramer-Triad (K/T) that you wish to continue to receive a hard copy of future newsletters. Thank you for your support of this new initiative.

Important Notice Regarding Safety in our Community:

Lights are one of the best tools we can use to keep the Villas safe. Please make certain you put on your garage and front door lights at night. If you still do not have the new, brighter lights on your garage, this would be a good time to get them installed. Officer Burrough recommended installing a light on the rear of your Villa with a motion detector. If you see someone out of the ordinary in the area or something seems out of place, pay attention to your instincts and call the NV Township Police, immediately! Also, pay attention to what is going on in the neighborhood; especially if you are home during the day or if you know your neighbor is out of town. Install 3" screws through the strike plate into the stud of all your doors. This will make it much more difficult for someone to break in through your door. Lock your cars, doors and windows and keep valuables out of view in your car. Again, pay attention to what is going on around you and call the NV Township Police immediately, if you notice anything or anyone out of the ordinary in our community.

Alteration/Modification Requests & Work Orders: Please remember that all alternation/modification forms (used to be called variance requests); concerns and work orders should be placed through Kramer Triad (K/T). K/T (248-888-4700) will ensure your request gets expeditiously submitted to the correct Committee and/or Board liaison.

Clubhouse Rental: Do you want to rent the Clubhouse for a private event? If so, please contact Kramer-Triad. A \$100 rental fee is required to use the Clubhouse. In addition, a \$100 security deposit is required, when the reservation is made. The \$100 deposit is returned, if the Clubhouse is left in good condition.

Dryer Vents: To prevent home fires, please arrange to have your dryer vent inspected and cleaned regularly. Lint collects in the long length of tubing from laundry rooms to the exterior of units and can pose a fire hazard to homes. Safety King (1-800-AIR-DUCT) can be called to inspect venting. Co-owners are advised that keeping dryer vents inspected and cleaned is their responsibility.

Dues: Reminder— Quarterly Association Dues must be remitted by January 1, 2014. If you have not received your coupon book for 2014, please contact K/T.

Email Address: Does Kramer-Triad (K/T) have your current email address? This is important because we are using Homeowner Link through K/T to send emails to Co-owners regarding various items. Please remember to give K/T your current email address and check your email for messages in the future for updates and newsletters.

Emergency Contact: In case of an emergency, all Co-owners are encouraged to give Kramer-Triad the name and phone number of someone, not living in your Villa, who may be contacted in the event of an emergency, when you cannot be reached.

Finance Report: Co-owners are reminded they can review the Villas Monthly Financial Statement on the Villas website.

Garage Doors: Have you noticed that some garage doors have fallen off their tracks? Be proactive, rather than reactive, with your garage door. Now is a good time to review the maintenance of your garage door. Call Overhead Door, Whitmore Lake (734-449-0400) for their maintenance program (only \$55 for Villas Co-owners). If we can get a minimum of 20 Co-owners to sign up to have their doors maintained within a 2 day period, the price will be reduced to \$40/unit. Call K/T to get on the list for January, 2014. Procedures regarding our garage doors are also posted on the website and are available through Kramer Triad.

Gas Leaks: Should you ever smell gas in your unit, please follow an emergency protocol and immediately call Consumer's Energy. If Consumer's Energy tells you there is a leak in the gas line, you should also call K/T.

Community and Family focus with fiscal responsibility improves home values:
"Gotta Liv-in" Community - Integrity/Transparency/Improvement/Friendship/Fun

Holiday Party: Thanks to many generous Co-owners we delivered 130 canned/boxed food items and cash to the Salvation Army. Special thanks to New Body Therapeutics in Downtown NV for donating a \$100 gift card for a massage and Good Time Party Store on 7 Mile Road in NV for the wine donation. These items were raffled off at the Villas' Holiday Party.

Lights: Do you still have those dated looking lights by your front door and garage? Eighty-four percent (84%) of the Villas have the new lights (Savoy House Lighting 5-492-208 Endorado Collection). Also, you need to know there is only a very limited supply of the new lights left and they can only be found on-line. Members of the Architecture and Maintenance Committee will be happy to install the new lights for you. Just purchase the lights and contact K/T and a date/time will be arranged for installation. Consider timers, too, for night security.

Meeting Minutes: Would you like to read Board Meeting Minutes? If so, please visit the Villas website. Meeting minutes are posted after they are approved.

Painting: The painting of 38 units in our community has been completed. The next set of units will be painted in May/June 2014.

Parking on the Street: Co-owners are reminded that cars shall not be parked on the street overnight. Cars must be parked in your garage, driveway or in one of the cul-de-sac parking areas. This will be especially important when we start to get large snow amounts.

Report Anything Unusual: We are the eyes and ears of our community. We all need to watch out for one another and help to keep our subdivision safe. If you see someone out of the ordinary or at an odd time in our subdivision, we encourage you to call the Non-Emergency number for the NV Township Police 248-348-5806. Please take time to program this number in your phone.

Rules and Regulations: Have you ever had a question about the Villas Rules? Just visit the Villas website for a complete list of the current Rules.

Snow Removal: With the snow season upon us, Co-owners are reminded that streets are scheduled to be salted and cleaned first, followed by driveways. Sidewalks and walks and porches will be cleared last. With 184 driveways to clear, we ask for your patience during heavy snows. Questions, concerns and/or issues with snow removal should be called into K/T during normal working hours.

Trash: Please do not stack trash by the curb or place trash and/or recycling containers out until after 6 p.m. the day prior to pick-up. The dates for trash and recycling can be found on the Villas' website and on the bulletin board in the Clubhouse Lobby.

Trucks on Driveways: Delivery and moving trucks are not allowed on driveways. Any damage to the driveway caused by Co-owners allowing a truck on the driveway will be the responsibility of the Co-owner.

Vacation/Snow Birds: Important reminder! Co-owners are encouraged to contact K/T and the Northville Township Police with their vacation/snow bird plans for home protection. Forms are available in the Clubhouse Lobby. During your vacation, the NVT Police will make a point of driving by your Villa and they will even walk behind your home to make certain everything is secure. Make certain you stop the delivery of your newspaper and your mail or arrange to have a neighbor gather these items until you return. Do not call attention to the fact that you are on vacation by having newspapers on your drive or packages sitting on your porch. Please be a good neighbor. If you see papers on your neighbor's drive or packages on your neighbor's porch, please hold them until your neighbor returns.

Volunteers: Would you like to volunteer to be a member of a Villas committee? If so, please contact the Committee Chair or a Board member for information. This information can be found on the Villas' website.

Please continue to stay involved and in communication. The Board kindly requests that all insights be shared in a courteous and constructive manner. The Board members and all of our dedicated neighbors serving as committee chairs and committee members are **volunteers, your neighbors and property owners—each working with the goal of maintaining, supporting and improving our property values. It is the dedicated work of each volunteer—you and your neighbors—that keep our expenses down.** Thank you for your ongoing support and cooperation. Everyone on the Board wishes you and your family a healthy and happy 2014!

Respectfully submitted,

Villas Board of Directors

Villas Website: www.villasofnorthvillehills.com

