



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

November, 2012

Dear Villas Co-owners:

The holiday season is right around the corner and the beauty of freshly fallen snow is soon to follow. Co-owners leaving the area for multiple weeks are reminded of the importance of notifying Kramer-Triad (K/T) of your emergency contacts. You are also advised to notify the NV Township Police you will be gone for an extended period of time. They will check on your Villa during your absence. Forms are available in the Clubhouse Lobby and by contacting the NV Township Police Department. It is also recommended that you put a light or two on a timer, so that your Villa looks occupied. You can also help to keep our community safe by turning on your garage lights in the evening. The following are updates from your Board.

Budget/Dues for 2013: At a Special Meeting called by Donald Boggs on 10/23/12, the Board unanimously approved the 2013 Budget. The Board is pleased that we are able to keep dues at the 2012 rate (\$325/month). The recommendations made in the Reserve Study for funding our Reserve Account will also be met with this budget. The Board has set aside funding for the 2013 Building Painting Project, replacement of the pool heater, landscape upgrades to the front entrances, and painting of the Clubhouse Great Room. Specific details regarding the Villas 2013 Budget are enclosed with this update letter.

Bylaws Review and Approval: As reported in the fall, Don Boggs led a Co-owner committee to review the current Bylaws. The Villas attorney has been working with the Board on the revisions. This effort requires all of us (as Co-owners) and our mortgage companies to review and approve before any changes to the current Bylaws can be made. Look for an informational meeting on this matter in the near future.

Email Address: Does (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.

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

Holiday Decorations: Thank you to all the Co-owners who have decorated the outside of their Villa with a beautiful variety of fall and Halloween decorations. Our community looks great! Speaking of holiday decorations, our entrances on Five Mile and Sheldon Roads will be decorated with holiday lights. The plan is to turn the lights on Thanksgiving Day.

Holiday Soiree: Sunday, December 9, 2012 from 5pm-8pm in the Villas Clubhouse. We will provide meats, salads, soft drinks, and wine. Please bring an appetizer or dessert to share. RSVP by December 1 to Carolyn Schnepel (carolynschnepel@yahoo.com).

Greenlawn: Brian Fraser, owner of Greenlawn Landscaping Maintenance, and his team now provide the landscaping, irrigation, and snow removal for our community. Brian earned his bachelor's degree in Landscape Management from MSU, and he has been in the landscape business for over 25 years. Brian has a very strong work ethic and he sets very high standards for himself and his team. Recently, one of Brian's employees found a wallet on the street in our subdivision. Even though the employee does not speak English, he knew immediately what to do. He gave the wallet to his supervisor and the supervisor contacted Brian. Brian called Linda Martin at Kramer-Triad and the wallet was traced to the son of one of our new Co-owners. The wallet was returned with everything intact.

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. Thanks to prior boards under former Presidents, Chuck Lund and Kerry Deacon, access to Board minutes became very accessible to all Co-owners. Previously, the only way Co-owners could read Board Meeting Minutes was by personally going to the Villas management company. You can be assured, that your current Board will continue to post minutes on the Villas website.

Irrigation Tank: Installation of the irrigation tank is complete. When spring arrives the water being stored in the tank will be used to irrigate twenty-five percent of the Villas property. Our sincere thanks to Jim Reinke, Ray Bologna, John Standicar and the other members of the Alternate Water Source Committee for their many hours of work on this project.

Fall Mulch: The fall mulching program is complete. This is the first time, in a number of years, we have been able to mulch our entire community. An organic mulch was purchased that has been used in surrounding communities and has held up well under extreme heat and cold conditions. This mulch application will help protect plantings from the harsh conditions of winter freezes, thaws, and winds.

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Stolen Tires: As was reported to Co-owners by Kramer-Triad via a Homeowner Link email, a Co-owner had all 4 tires stolen from their car parked in their driveway. The thieves also targeted a home in the Estates. If possible, Co-owners should park their vehicles in their garage. If this is not possible, please make certain you take all possible steps to secure your vehicle. Keep it locked and all items of value out of sight.

How to Report Something 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.

Replacement Plantings and Lawn Remediation: A number of replacement trees and shrubs have been planted throughout the Villas. Lawn remediation has been completed. When spring arrives, additional remediation will take place, as needed.

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 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.

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.

Garage Doors: Now's a good time to review the maintenance of your garage door. Call Overhead Door (734-449-0400) for their maintenance program. Also, if you wish to secure maintenance guidelines on the garage door, please call Overhead Door. Procedures regarding our garage doors are also posted on the website and are available through Kramer Triad.

Garage Sale: The next Villas Garage Sale is scheduled for Saturday, May 18, 2013.

Clubhouse: 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.

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.

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 and improving our property values. It is the dedicated work of each volunteer—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, happy, and prosperous New Year!

Respectfully submitted,
Villas Board of Directors

Villas Website: www.villasofnorthvillehills.com

