

MAIN STREET SQUARE CONDOMINIUM NEWS

BOARD OF DIRECTORS MEETING

Date: June 18, 1997
Place: Doug May, 135 West Kenilworth
Time: 7:00 P.M.
Members Present: John Hodges
Bill DeJohn
Dave Szalka
Joanne L. Shelly
Doug May



Roger Kramer & Associates Rep: Not Present



Meeting was called to order at 7:00 P.M. by Doug May.

Several letters concerning miscellaneous exterior decorations were reviewed. The Board was informed that Mr. May had approved the requests prior to the meeting. Mr. May had also directed Roger Kramer & Associates to refrain from publishing the 'regulations' concerning such decorations. The previous Board had approved these regulations on May 8, 1997 for adoption and publication.

Several letters were received with request to modify the deck surface. All were denied.

Jeff Fontana requested permission to keep two dogs in his unit. The request was approved with the understanding that any subsequent complaints would cause the approval to be revoked.

The weeding contract was approved for a one-time trail, with weeding to continue if the work was completed satisfactorily. Joanne Shelly was to act as the intermediary for the first work period.

Roger Kramer was to be directed to withhold the amount paid for weeding from the lawn maintenance contract.

BOARD OF DIRECTORS MEETING (CONT.)

Roger Kramer was to be directed to bring the current contracts held by the Association to the next meeting, so that the Board would have an understanding of what work was occurring and the time frame.

Joanne Shelly requested that the grounds be mulched and said that she could supply the names of reputable landscapers to do the work, but they would not be the cheapest contract available. Bill DeJohn stated that he believed that Roger Kramer & Associates should be responsible for securing bids and hiring contractors. He also stated that the Board should seek out the best results for the least expense.

A general discussion was held concerning Roger Kramer & Associates for another year. The majority of the Board members believed Roger Kramer would be making an extra effort for our Association and that it would be in our best interest to not try to break the contract at this time. This was with the understanding that Roger Kramer would personally handle our Association. It was suggested that the Board redefine the role that Roger Kramer & Associates plays in handling the Association; and decided that the Board would supply them with a list of actions to take for the following month.

The Board requested that Roger Kramer & Associates write a letter regarding the problems with the decks and the actions being taken for solutions. The Board also requested that Roger Kramer & Associates set up a meeting (referenced the letter from American Quality Homes, Inc.) with Duro-last Roofing to discuss the deck surfacing. John Hodges was to contact Douglas Alexander with questions about our legal recourse.

Joanne Shelly made a motion to have a summer party in July or August, with a budget of \$500. Bill DeJohn suggested that it be a weeknight so as to include as many people as possible, considering summer weekend schedules. Dave Szalka second, motion carried.

It was agreed that Audrey Ortiz should continue to produce the Newsletter. An abbreviated form of the minutes would be included as they are approved.

Positions were agreed upon as follows:

President	⇒	Dave Szalka
Vice-President	⇒	Bill DeJohn
Treasurer	⇒	John Hodges
Secretary	⇒	Joanne Shelly
Member at Large	⇒	Doug May

Bill DeJohn made a motion to adjourn the meeting. Doug May second, motion carried, meeting adjourned.



**Please
File
This**

**FURNACE REPAIR, INSTALLATION, HUMIDIFIERS,
MAINTENANCE:**

- Tom Jones Heating & Cooling (248) 589-3700
- Auto City Heating & Cooling
(25 years experience, responded quickly)
(248) 399-8650 or (248) 543-3100
- A.L.S. Heating & Cooling, Dennis Koenders
32955 Garfield, Fraser, MI 48026, (248) 296-1800

PLUMBING:

- Jim Peterson (248) 754-8146

ELECTRICAL:

- B.N.S. Electric (248) 545-3137
One owner of a "Terrace Home" (Upper Unit) had an unusual overload on the electrical circuit; lights in the garage were shorting out. The heater near the front entry door was the culprit.

GARAGE DOOR REPAIR:

- Robert Kinney at A.R. (800) 945-6544 or (248) 585-0101
FAX: (248) 585-7353, Beeper: 308-5662
Lubricate tracks and rollers every 3 months with a non-oil type product.

WINDOWS:

- Affordable Window Cleaning
Randy Williams (248) 445-0118



LOOK OUT FOR...

1. Hot Decks! The new surface gets sooo hot, it could burn bare feet.
2. Nails in driveways, balconies, etc.
3. It has been reported that a mirror in a bathroom had fallen off the wall. (One sign of poor workmanship.) Luckily, no one was hurt.
4. Ants and other pests. Report them to Roger Kramer & Associates for extermination.
5. Dried up flowers, grass and shrubs because they lack water. This means the sprinklers aren't working. Call Roger Kramer & Associates to check it out and while you're at it request work order forms so you could put your request in writing too, in case the phone call is ignored. For those of you who had work orders ignored or have taken unusually long, the Board should be informed. Put a note in the mailbox.
6. Garbage and recyclables that don't get picked-up. Call D.P.W. of Royal Oak at (248) 544-9710.

REMEMBER...



No parking in fire lanes or driveways. Visitors must park on streets. Those who can park behind their garages, please pull the car up as close as possible to the door. Just in case someone is parked in the fire lane behind you there won't be room to pass, let alone an emergency vehicle to pass.

CONTROLLING MOLD & MILDEW

by Reader's Digest Books for AP Special Features

The best way to control mildew is to eliminate dampness. Mildew is a dull black, white or green mold with a musty odor, and it thrives wherever air cannot move easily.

Mildew especially loves humid summer weather. You might find it on shoes, fabrics, books, luggage, wallpaper, shower curtains, basement walls and house exteriors.

The best way to attack mildew is by decreasing dampness and increasing air circulation. Open doors, windows, closets and dresser drawers on muggy days. Install exhaust fans in laundry rooms and bathrooms.

Clean your bathroom regularly with disinfectant and keep it dry and well ventilated. Keep the shower curtain extended, not bunched, so it can dry. In closets, replace wooden shelving with wire racks. Install louvered doors. Empty and air a closet, then clean all the surfaces thoroughly. If necessary, dry the air inside the closet by leaving a 60-watt light bulb on for a day or two. If mildew is a serious problem, leave the light on constantly. To prevent fire, keep the bulb at least 18 inches away from stored items.

Absorb excess moisture in closets and drawers with small bags containing silica gel, available at some hardware stores, or cornstarch, cornmeal, baking soda or talcum powder.

The basement is often the dampest area in a house. Repair any plumbing leaks. Use an electric dehumidifier to dry damp air. (But if you have leaking or severely sweating walls, you'll need to waterproof.)

Here are some other mildew removal tips:

- **Painted exterior siding:** To keep mildew from growing, trim back trees and shrubbery; this lets air circulate and allows the sun to dry the siding. To remove a mildewed area, use a plastic spray bottle to apply a half-and-half mixture of household chlorine bleach and water. After an hour, wash well with water. Wear goggles and vinyl gloves. Before cleaning, cover shrubbery and the ground with plastic sheeting.

- **Unpainted siding:** Wear goggles and vinyl gloves to scrub with a mixture of 1 part chlorine bleach to 3 parts of water. Take care not to damage plants. After cleaning, coat with a mildew-retardant wood preservative or paint.
- **Ceramic tile, vinyl and grout:** Clean using 1 part chlorine bleach mixed with 4 parts water. Wear vinyl gloves. Open windows.
- **Shower and window curtains:** Machine-wash (gentle cycle) mildewed colorfast fabric or plastic in warm water to which three-fourths cup chlorine bleach has been added. Hand to dry.
- **Wall coverings:** There is no cure for mildew on wallpaper because the fungus feeds on wallpaper glue. Remove the damaged wall covering and repaper. Mix borax into the paste.
- **Leather:** Mix 1 cup denatured or rubbing alcohol with 1 cup water. Wipe on with a cloth; let air-dry. If still mildewed, wash with sudsy mild soap, saddle soap or detergent. Let air-dry.
- **Painted interior surfaces:** Mix 1 quart chlorine bleach to 3 quarts water. Stir in one-third cup of powdered laundry detergent. When using this cleaner, keep surface wet until the stains are removed. Wait two minutes, then rinse with water. Refinish with a mildew-retardant paint. Wear vinyl gloves. Open windows for ventilation.
- **Wood, plastic laminate, metal, plaster:** Clean with 1 cup chlorine bleach mixed with 1 gallon of water. Or make a vinegar and borax solution by adding as much borax as will dissolve in the vinegar. The vinegar borax solution is preferable because water can raise grain in wood and bleach can stain plastic. Wear vinyl gloves. Open windows. CAUTION: Never mix bleach with ammonia.

BUILDING & GROUNDS COMMITTEE

**Chairperson
Janice Shelton**

Lynda Flynn	Audrey Ortiz
James Hoogsta	Joanne Shelly
Elizabeth McKinnon	Carolyn Smith
Antonio Ortiz	

GET INVOLVED IN YOUR COMMUNITY!

We would appreciate your input. Give us suggestions, ideas, etc. for future newsletters.

Editor: Audrey Ortiz