



Fall 1998

The Main Update

Main Street Square of Royal Oak Condominium Association

1998
Board of Directors

President
John Hodges

Vice President
Hertha Gast

Treasurer
Bill DeJohn

Secretary
Doug May

Member at Large
Audrey Ortiz

*Kramer-Triad
Management Group*

990 South Boulevard
East, Suite 100
Troy, MI 48098-1400

Property Manager
Roger Kramer

Phone: (248) 879-9700

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Office Hours:
8:30 a.m.-5 p.m.

Emergency No:
(810) 293-3910

A Note From our President.. John Hodges

My name is John Hodges and I am the newly appointed president of our association. First, I would like to thank and extend our appreciation to Doug May, the association's past president. Doug has dedicated countless hours to the betterment of our community. He has served as our president for the past three years and continues to serve on the board in a lesser capacity, as secretary. Thank you Doug for all of your hard work.

There are many things our board seeks to accomplish this year including more communication with our homeowners, creating lasting partnerships with other neighboring condominium associations, increase in representation at the City of Royal Oak, quicker responsiveness by our management company, and additional community participation from everyone. However, as a volunteer board we are unable to achieve these objectives alone. If you have a problem with a contractor or any other concerns, please contact the Kramer-Triad Management Company immediately or attend a board meeting. We welcome your continuous involvement. The board usually meets the second Tuesday of every month. Please contact Kramer-Triad for the exact location and time of these meetings.

Finally, we will be having a "community party" in the gazebo on September 17 at 6:30 p.m. Everyone had a great time last year, so we hope everyone will be able to stop by this year, even if only for a short time. Don't miss out! Food and drinks are included.

If you would like to contact me, I live at 178 Allenhurst and my work phone number is (248) 549-9222. I am truly looking forward to a prosperous year for all of us at Main Street Square. See you at the party!

p.s. I am writing a letter to the City of Royal Oak and attending a commission meeting to voice my opinion about the re-routing of cars by the police off Main Street down Allenhurst during the Woodward Dream Cruise on August 14 & 15. Hopefully, this inconvenient situation will not happen again.



Maintenance Responsibility Summary

(As specified in the Condo By-laws)

<u>Description</u>	<u>Assoc.</u>	<u>Co-owner</u>	<u>Description</u>	<u>Assoc.</u>	<u>Co-owner</u>
AIR CONDITIONERS			LEAKS		
a/c coil		X	gutter	X	
compressor		X	roof	X	
filters		X	INDOOR LIGHT		
ducts		X	FIXTURES		X
registers		X	OUTDOOR LIGHT FIXTURES		
fan		X	photo cell	X	
ALARM SYSTEMS		X	entrance lights	X	
BALCONIES/DECKS			garage	X	
all modifications	X		back lights	X	
BASEMENT/LOWER LEVEL			front porch	X	
walls/ floors	X		all modifications		X
all modifications		X	PEST CONTROL	X	
circuit breakers		X	PORCHES		
hot water tank		X	steps	X	
laundry tub		X	footings/posts	X	
faucets		X	all modifications	X	
CABLE TV			PLUMBING		
wall jacks		X	drain clogs		X
CHIMNEY			sanitary/storm	X	
exterior	X		walls/ceilings		
DISPOSALS/GARBAGE			up to pt of connection	X	
switch		X	water spigots (ext)	X	
wiring		X	faucets/valves/fixtures		X
plumbing		X	toilet		X
DRYER VENTS		X	disposals		X
ELECTICAL SERVICE			sump pumps	X	
transformer to meter	X		water meters	X	
meter to circuit breaker	X		ROADS	X	
circuit to fixtures	X		ROOFS		
exterior receptacles	X		siding/trim	X	
plugs, switches, fixtures		X	vents/gutters	X	
ENTRANCE DOORS			skylights	X	
glass		X	SIDEWALKS	X	
door locks		X	SNOW REMOVAL	X	
weather-stripping		X	SPRINKLERS	X	
FAUCETS		X	TELEPHONE WIRING TO UNIT		
FURNACE			exterior/interior		X
humidifier		X	INTERIOR UNIT WALLS		
filters		X	cracks/settling		X
heat ducts		X	leak damage		X
registers		X	resident abuse		X
metal flue caps	X		decoration/maintenance		X
flue screens	X		UNIT WINDOWS		
exhaust pipes	X		glass		X
GARAGES			operators		X
door		X	crank handle		X
door springs		X	lock mechanism		X
door wheels		X	outside frames		X
elec door opener		X	inside casing		X
weather-stripping		X	weather-stripping		X
exterior surface(windows)		X	screens		X
floors		X	INSULATION IN ATTIC	X	
roof		X	KITCHEN CABINETS		X
GAS LINE (after pt. of connection)			KITCHEN FAN VENT		X
furnace		X	KITCHEN/BATH PLUMBING		X
fireplace(s)		X			
dryer		X			
stove/oven		X			



Board Meeting Minutes - July 14, 1998

Members Present: John Hodges, Bill DeJohn, Audrey Ortiz

Absent: Doug May, Hertha Gast • *Others Present:* Roger Kramer & secretary, Debra

Meeting was called to order at 7:15 p.m. Management report was read and discussions followed. Minutes from the 1997 General Membership meeting were provided by the Association's attorney, Doug Alexander. The managing agent reconstructed the minutes and the Board will review them prior to distribution. The Association's insurance carrier will be sending copies of proof of insurance to all co-owners as soon as possible.

Roof leaks have totaled \$9,270.00 so far. The Association's attorney is in the process of negotiating reimbursement from the developers. Air conditioners are leaking into many of the lower units.

C & R Landscaping was out on July 14. They are almost finished with shredded mulch and are seeking approval for additional mulch. The job has been completed. Brick pavers are popping up on West Kenilworth. After an investigation by C & R Landscaping, we discovered there was an original sidewalk underneath. The ultimate way would be to remove all cement and start over at an estimated cost of \$5,000-\$6,000. Management and C & R suggested removing the half inch thick cement, an overlay on the original cement and reinstall pavers at a cost of \$1,000. The Board agreed to this cost and the job has been completed. Also, many of the downspouts are causing mulch and soil to be washed away. Mr. Kramer is in the process of getting bids to correct this problem.

Regarding grill usage, it is decided that gas grills are legal for condominium use. It is not recommended, but they are NOT illegal per the Royal Oak Fire Department. Shrubs and bushes need proper trimming by knowledgeable landscapers. Mr. Kramer will see if he can get better results. A request to send a letter to the building company on Allenhurst regarding the debris was made.

Election of the new officers followed. The results are as follows: John Hodges (president), Hertha Gast (vice president), Bill DeJohn (treasurer), Doug May (secretary), Audrey Ortiz (member at-large). New business: It was decided that our newsletter will be printed on a quarterly basis, not monthly. The August meeting will be held at Audrey Ortiz's house at 7 p.m. Meeting adjourned at 8:35 p.m.

Board Meeting Minutes - August 11, 1998

Members Present: Doug May, Hertha Gast, Audrey Ortiz

Absent: Bill DeJohn, John Hodges • *Others Present:* Roger Kramer

Meeting was called to order at 7:00 p.m. and the management report was read. Discussions followed. Financial statement for the fiscal year ending April 13, 1998 from Subar and Company, P.C. The statement will be mailed to all co-owners for their review.

A fertilizer bid from Real Green Professional Services for \$230.00 was accepted. Rhododendrons and azaleas will be treated with an acid fertilizer and the crab apple trees and hawthorns will be sprayed with a fungicide. Letters will be sent to the City of Royal Oak regarding the debris from the development next door and to Artistic Construction for dropping nails from the roof. Roofing nails have been found periodically. Be sure to watch for them and dispose of them properly. The Board agreed on getting a bid from Joanne Shelley for a landscape plan. There is concern about money spent on replacing dying plants and shrubs with inappropriate ones.

As of today, the roof leak costs have totaled \$11,164.00. The Association's attorney, Doug Alexander, is negotiating compensation from the developer. It was brought to our attention that the material on the balconies gets extremely hot. The Board recommends not to walk on them barefoot. The September board meeting will be held at Bill DeJohn's house. Meeting adjourned at 9:15 p.m.



2nd Annual Community Party

DATE: Thursday, September 17
TIME: 6:30 p.m.
PLACE: Main Street Square Gazebo
PROVIDED: Food, Drinks & Fun!

We had a good time last year, so lets do it again this year.
Meet and greet our new and old neighbors. See you there!



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