



The Main Update

Main Street Square of Royal Oak Condominium Association

1999-2000 Board of Directors

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A Note From Our President...Douglass May

As this year comes to an end I wish each one of you a joyous holiday season and a happy new year. This is an exciting new year's eve and I hope you have a fun and safe celebration. In the last year we've seen other condominiums built around us. As I look around the neighborhood, at our complex and our neighbors, I'm pleased that we stand out in good design and appearance. A large part of our success is your willingness to abide by our by-laws and maintain our high standards. I would like to take a minute to inform new residents and to remind old of a few of our rules:

- Holiday decorations are welcome and appreciated. They should remain up for the month of December and one week into January.

- Please place your garbage out for collection no sooner than 6:00 pm the night before pick-up and bring trashcans in that evening.

- Note that summer flowers and patio plants should be discarded by now. According to our by-laws, patio items, not in use during the winter, should also be cleared off patios and stored elsewhere.

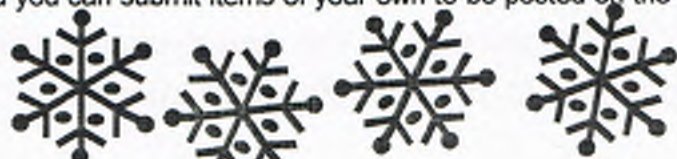
Following these guidelines will help ensure a pleasant community for all to live in.

To start the New Year off, I'm please to announce that Main Street Square now has its own web page! This site will give you and others access to information about our association and about the community we live in. Find out who your board members are, read the minutes of the board meetings, reference old news letters or enjoy a pictorial walk about the complex and Royal Oak, and more. You can contact the Board members with comments, complaints or even praise. The web page also has a referral page where you can post the names of companies that you like and would recommend to your neighbors. These may be companies that perform such services as, but not limited to, plumbing, carpet cleaning or painting. And soon to be completed will be a page containing a directory of Main Street residence. If you so desire, you may have your name, phone numbers and E-mail address listed. Also listed or up coming meeting notices. This information will also be useful to perspective buyers who can learn more about the Association and the community that they may live in. This could help sell a home.

I've had fun developing this site. It's my first web page and I welcome your comments and suggestions. I hope you will find it useful and interesting. The address if this web page is at <http://www.main-street-square.addr.com/> and the Board may be contacted by e-mail at TheBoard@main-street-square.addr.com. Please feel free to submit your comments and suggestions.

Don't have a computer? Don't worry. Printed copies of information gathered on the web page will be distributed. My intent is to include everyone. Your paper copy will keep you informed and you can submit items of your own to be posted on the web page.

Thank you,
Douglass May





Holiday Decorations

Season greetings!
Modest decorating is permissible.
Please take down decorations prior to
January 15.



(Board of Directors reserves right to demand removal of excessive decorations & co-owner is strictly liable for any damage caused by decorations.)

Know the By-laws

The following is a reminder to fill out your **alteration/modification request form** and turn in to the Board of Directors for review when:

-) Making changes to the exterior of your home (ie. screen doors, windows, sky lights, etc.)
-) Making changes to the interior of your home, if they do not conform with the condominium by-laws

We urge you to review the by-laws. It may answer many of your questions concerning the operation, maintenance and legal status of your unit.



Homeowner Maintenance Reminder

-) Be sure to drain garage/exterior faucets. To drain for the Winter months, shut the exterior water valve off. In the upper units it is located in the laundry room inside the wooden box. Then, open the garage/exterior faucet to release all the excess water in the line and tighten the faucet.

In case of frozen pipes, call Landarc's emergency line at
(248) 738-2030, ext. 111.

(This service is for emergencies only, where immediate attention is needed to prevent further damage or a potentially dangerous situation.)



Snow Removal Winter 1999-2000



A snow removal company has been chosen for the current Winter season. We are optimistic that they will do a great job.

In order to prevent future confusion, the Land Arc contract stipulates the following for snow removal procedures:

The contractor shall commence to clear all snow no later than two hours after the snow fall reaches the designated level.

Snow shall be plowed in such a way so as to avoid blocking parking areas, carports, garages, sidewalks, downspouts, etc.

Any plowing that results in blocking of the aforementioned areas shall result in the removal of snow from said areas at no additional charge.

Order of snow removal:

1. Primary pedestrian paths and sidewalks, including building entrance/exit areas.
2. Main entrance/exit of site and main roads, including fire lanes.
3. Secondary sidewalks, mailbox areas, hydrants, dumpsters, etc.

The contractor shall return within 8 hours of snow fall to plow out parking spaces, drives, sidewalks, etc. that were inaccessible initially or that had drifted in.

Accumulation:

- * The contractor shall begin clearing 2" or more of accumulation within two hours after snow fall reaches designated level, and work continuously until completion.
- * In the event the continuing snowfall exceeds 4", the contractor shall immediately plow out driveways and roads to facilitate ingress and egress from the site.
- * Any disputes regarding snow accumulation levels at designated times shall be resolved via the National Weather Service at (313) 941-7192.

The contractor shall upon notification from LandArc, Inc. return to the Site within four hours of notification to remove snow drifts that occur subsequent to the performance of the basic service and cleanup.

The contractor shall be responsible to apply rock salt to the applicable asphalt surfaces and calcium chloride to the cement and wood surfaces to remove excessive accumulation of snow and ice. Chemical applications shall not be made in lieu of plowing when accumulation justify snow removal prior to chemical application.



Changes to Co-owner Information Sheet

Please submit any changes to your
Co-owner Information Sheet ASAP
(ie. telephone numbers, work phone, etc.)

Emergency contact information becomes
critical in the event of a flood, fire, etc.
This information must be on file with Land Arc.
Thanks you!



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