

MAIN STREET SQUARE

Fall/Winter 2006

Maintenance Update

WANTED: A FEW CREATIVE CO-OWNERS....

This means you!

We are looking for co-owners to volunteer for the following committees:

- **Landscaping**
- **Newsletter**

Over the past few months the board has been focused on doing some preventive maintenance to keep Main Street Square a healthy and vibrant community. These maintenance measures include retaining a contractor to replace/repaint much of the woodwork in the community. This includes wood around the windows and the balcony railings. The contractor has repaired the eastern half of the community and will return in the Spring of 2007 to complete the rest of the community. The contractor will also be sprucing up the gazebo and signage in the New Year.



The board has also been addressing the chimneys in the community. Currently the problematic chimneys are being

replaced so as to prevent any issues this winter with water/snow leaks. The board anticipates replacing additional chimneys in 2007 to avoid future problems with leaks. If you notice a leak in your condo please contact Independent Management immediately so that the problem can be

addressed. The board will also be addressing the need for some cement replacement and brick repairs in 2007. Not to mention the resealing of driveways, which were cracked seal in anticipation of the upcoming winter months. All of this work is being completed as part of a new preventive maintenance program to help keep the Main Street Square community in the best shape possible.

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TREASURER'S REPORT

As of October 30, 2006, YTD expenses overran the budget by \$16,377 or approximately 6.8%. The key driver for this overrun is grounds maintenance (\$46,081 actual vs. \$37,124) budget, due to the large amount of money invested in landscaping earlier this spring. However, we will recover this expense as we continue through the winter months. We accrue grounds

maintenance funds at a rate of \$2,116/mo. On a smaller scale, our utility bill is overrunning the budget by approximately \$4,706, primarily a result of recently paying the summer water bill. As above, the accruals during the winter months will offset this amount of overrun. Our general contractor for chimney repairs has recently com-

pleted the second chimney replacement. These costs, approximately \$10,000/chimney, continue to be deducted from the reserve fund as, financially, we treat them as one-time capital expenses. The painting ([continued page 4](#))

BYLAW REMINDERS

This section is intended to remind co-owners of the by-laws, rules, and regulations we all agree to abide by when we purchase or lease at MSS. Unfortunately, many residents do not read the by-laws, we all know at least one reason why—they can be very dry and boring. But regardless, you are responsible for them and *ignorance can cost you and in some extreme cases the entire community a lot of money.* So please read on and stay informed...

Section 6. Aesthetics—

"No unsightly condition shall be maintained on any balcony or on any porch and only furniture and equipment consistent with normal and reasonable use..." The Board real-

izes that our units are small and lack storage space. The Board requests that during the winter months we tidy up our balconies and clear them of all unused items.

Section 9. Draperies and Curtains—"All draperies and curtains installed in windows... shall have white liners so as to maintain a uniform appearance when viewed from the exteriors of the units."

Section 10. Carpeting in Terrace Home Units (upper units/Type "C" on Condo Subdivision Plans)-

"All Terrace Home Units shall be carpeted throughout the unit, except in the kitchen and bathroom areas; provided, however, that with the prior written approval of the Board of Directors, the Co-owners of Terrace Home Units may install hardwood floors and/or ceramic tile in



EXTERIOR DECORATIONS

Holiday decorations are allowed from December 1st to no later than January 15th.

We all look forward to the joyful holiday season and a very festive Main Street Square.



Common "Sense"

As a reminder...please clean the sensor near your garage door. This will ensure that your lights are coming on at the proper time and will save the cost of replacing light bulbs that still have life in them.

SNOW REMOVAL AND UNIT WINTERIZATION

As you know the winter season is here and with that comes snow fall. While we hope this winter spares us large accumulations of snow (other than the slopes), if we do get hit hard here at Main Street Square we will be faced with snow removal issues. Our snow removal contractor Great Oaks is very responsive to our community's



snow removal needs. In order to assist them in performing this service we would ask that all vehicles be removed from the interior parking areas. Your cooperation in that regard is appreciated, especially when we experience a large snow fall.

Once again salt buckets have been and will continue to be placed by your front door. Some units have problems with serious ice accumulation and this will help co-owners alleviate the problem. We continue to look for more attractive buckets and hope to have something for next



year.

Please be sure to

sweep the snow away from your garage door on occasion, especially those of you that have new garage doors. This will help prevent rust.

If you plan to leave town for any length of time this winter, please keep your heat on at least 55 degrees to prevent pipes from freezing. Any damage caused by frozen pipes is a co-owner responsibility.

WEBSITE UPDATE

If you have visited the Main Street Square website recently you would have notice the site is under construction and is undergoing a major overhaul!

Co-owner John Myer has spent considerable time and energy planning a strategy for the new site and de-

veloping taxonomy for it.

We are excited that the website will be new and refreshed, yet it will also feel familiar when you see it.

The new site will contain some similar information as the previous site and will have some interesting links to

the State of Michigan and Royal Oak. You will be able to contact IMI and members of the Board from the site. To register for co-owner access, please send an email request to

webmaster@mssquare.org.

www.mssquare.com

will debut in January 2007! Email us for a password to the co-owners section and updates!

The Dash is Gone and a New CEO has Arrived...

Independent Management has changed its web address and email addresses. Previously the IMI web address was IMI-ACI.com and email addresses ended in imi-aci.com, but now the dash is gone!!

IMIACI.com (no dash) will do!

The Board would also like to congratulate Debi Micallef on her promotion from Independent Management, CFO to President. Debi has been terrific to work with and we are excited to be working with her in her new capacity.

Shortly we will have a new property manager.

In the meantime, please ask for Debi or Kim when you contact IMI at kim@imiaci.com or 734-254-1990.

GARAGE DOORS

The garage door program was very successful!! After a disappointing experience with our initial vendor which caused a delay, Oxford Door took over the project and installed the same door in a professional manner. Several co-owners were taken into the program after it ended. Oxford Door must order a minimum number of garage doors to get MSS co-owners the special quoted price which is lower than

normal, therefore a few co-owners are waiting on their doors. If you would like to order a door and be included with this group, please contact Kim at IMI, kim@imiaci.com.

Since this project was such a success, we expect to run it again in the spring. Watch for a notice earlier next year or avoid the rush and contact Kim now.



A great example of what we hope our garage doors NEVER look like!! The point of the garage door program is to avoid a similar scene!

Oxford Door accepts credit cards, cash, and checks.

TREASURER'S REPORT, continued...

of the east side of the complex, another major investment, has resulted in another charge to our reserves of approximately \$38,915. In the spring, we will continue with painting the west side of the complex resulting in a similar charge to our reserves. In addition, the board has authorized the building contractor to perform approximately \$8,300 in masonry work as we are getting brick separation on some of the front porches due to continued settlement. This capital expense will be completed (e.g., realized) in the spring. Roughly estimating to total expense impact to the reserve fund for the 2006 FY will be roughly (\$83,165) if we replace another three chimneys by the end of our FY. Currently, we have \$261,991 in our reserve fund and are accruing reserve monies at \$3,722/month. The projected reserve balance will be approximately \$201,159 at the end of the FY.

PLEASE SEND US YOUR EMAIL ADDRESS

Communicating through email is fast and efficient and will save co-owners money by decreasing copy and postage costs.

Please provide your email address and any email updates to Kim at Kim@imiaci.com, emailing through MSSquare.org, or by phone at 734-254-1990.



Alarm Clocks

IMI has received several complaints of co-owners leaving their alarm clocks on for several days when they are apparently out of town.

The walls at MSS are thin...please remember to turn off your alarm when you leave town!!!

