

# MAIN STREET SQUARE

Winter/Spring 2006

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

This means you!  
We are looking for  
co-owners to  
volunteer for the  
following committees:

- Website
- Landscaping
- Newsletter

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## Landscaping Update

As the Winter weather fades, look for some new activity around the community. We are all concerned about the condition of the landscape on S. Main St., our "window to the world". We have addressed the issue with Great Oaks and are currently working with them on a restoration program.

Similar work will be done to the landscape throughout the community.

An evaluation of the health of our trees will be made and the diseased ones removed and replaced.

Beautification by co-owners is encouraged.

Please contact IMI who will provide you a referral to Great Oaks for additional



work you would like performed at your expense. Thus, maintaining a uniform aesthetic. Landscape maintenance (recurring landscape initiatives in-

cluding beautification) for the whole community will be a priority. This includes trimming, mowing, mulching, weeding, fertilization, deep root feeding of bushes and trees, bed edging, and planting of annuals. Tree trimming, completed last fall, will continue as needed.

VISIT THE MAIN  
STREET SQUARE  
WEBSITE:

[WWW.MSSQUARE.ORG](http://WWW.MSSQUARE.ORG)

To reduce mailing cost  
please provide your email  
address!

## TREASURER'S REPORT

As of February 28, 2006, YTD expenses overran the budget by \$18,610 or approximately 10%. The key driver for this overrun continues to be building maintenance (\$39,314 actual vs. \$29,999 budgeted). The board has asked incoming board member, John Ruth, to focus on this overrun and provide recommendations to the board and co-owners as to the best course of action, including carefully scrutinizing repair estimates, implementing a better preventive maintenance program, etc. If the trend continues, this will be a negative factor in determining future budgets. Snow removal is one of our variable expenses that has favorable impact to the YTD budget. If the weather continues to hold, we can redirect unused funds to offset the building maintenance overage as well as assist with our landscaping restoration and beautification initiatives; however it is not enough to completely compensate for the shortfall. Our fiscal year ends at the end of this month which means that the budget process for next year is well underway. The primary source of revenue for the association is co-owner's association fees. As your treasurer, I am interested in your thoughts regarding our current association fees and input that you may have regarding this fee moving forward.



# 2006 SNOW REMOVAL

We appreciate the great job Great Oaks Landscaping has done in clearing the snow this season. "There has been a learning curve involved in servicing this site but now we have a good process in place", said Dave Doane, Director of Maintenance at Great Oaks.

There has been some concern about the presence of the small front-loader here at the site. Its presence greatly facilitates snow removal, reduces costs and promotes a healthy relationship



with our vendor. It was reported by a few co-owners that the machine detracts from the community aesthetic. In response Great Oaks was cautioned to keep the area around the front-loader free of parts to make the presence of the machine as low-profile as possible. It will be removed from the site as soon as the Winter snow season is over.

Doane said, "Having the machine onsite allows us quick response time to snow events. My operator drives directly to the site from his home in Madison Heights which allows

immediate service. If I had to move the machine offsite my operator would have to drive to Novi, load the machine onto a trailer, then haul it to Main Street Square. That would dramatically slow the process, especially when the snow-covered roadways are factored in. It could add up to two hours to our response time. The machine also allows him to tuck into the corners and the tight spots where a plow truck would have difficulty maneuvering."

A co-owner in an end unit on Kenilworth said that she is happy that the small front-loader is able to get into the tight spots and corners. In prior years she had difficulty getting her car out after plowing.

## FRIENDLY, HELPFUL SPRING REMINDERS TO KEEP US LOOKING GOOD

### FOR SALE SIGNS:

As Spring approaches and the home sale market heats up, please keep in mind that only (1) "For Sale" sign is permitted and must be displayed on the inside of a window. Yard signs are prohibited. "For Sale" yard signs are permitted only on weekends (Saturday and Sunday).

### GARBAGE PICKUP:

Garbage is picked up every Wednesday (Thursday when preceded that week by a National holiday). Garbage must not be put out any earlier than 6:00 pm the day before

#### 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.

pickup. Empty garbage cans and recycle containers must be put away the day of pickup.

### EXTERIOR DECORATIONS:

The only exterior decorations allowed on or around front porches are potted plants.



## COMMUNITY EVENTS

### April

8th: 9:00 am - 2:00 pm, Dream Home Expo, Dondero High School

29th: 7:00 pm, YWCA 11th Annual Silent and Live Auction, 248-435-9100

### May

14th: Royal Oak in Bloom, Downtown Royal Oak

20th: Kids Day America, Van Every Family Chiropractic Center, 248-616-0900

### PETS:

Must be registered. To obtain a registration form please contact IMI.



### PHONE BOOKS:

Phone books have been delivered; if you have not noticed they were placed at the front doors of all units.

**WATCH FOR A CO-OWNER SURVEY...COMING SOON!! Responses can submitted via the web or US Mail. Your feedback is very valuable, please watch for the survey and participate!!**



## Help us save YOUR MONEY...

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 Kimberly at [Kimberly@imi-aci.com](mailto:Kimberly@imi-aci.com), emailing through [MSSquare.org](http://MSSquare.org), or by phone at 734-254-1990.

The next issue of this newsletter will only be delivered via US Mail if you do not have an email address on file!

## LET'S EAT!! PLEASE EMAIL US YOUR FAVORITES!

### MICHIGAN SALAD

from Jennifer Connert, *The Habitat for Humanity/Carlson Marketing Group Cookbook*

#### Ingredients:

- Any kind of Salad Mix greens
- Dried cherries
- Tomatoes
- Chow mein noodles
- Cucumber
- Any kind of apples
- Any kind of grated cheese
- Poppy seed dressing (Knots Berry Farm)
- Any nut variety you like

Clean all the fruit and veggies, and chop them up. This recipe is really

easy! There isn't a set amount. It all depends on how large or small you want to make it. ENJOY!

Note: You can also add other things depending on what you like. Example: coconut or strawberries in place of apples.

Send your tried and true for the next newsletter to [jtrace@mssquare.org](mailto:jtrace@mssquare.org)



## MAIN STREET SQUARE DIRECTORY

New this year will be a directory containing the addresses, phone numbers and email addresses of all co-owners and residents. As a courtesy you may opt-out by emailing Janet Baum at... [jbaum@prudentialcranbrookrealtors.com](mailto:jbaum@prudentialcranbrookrealtors.com).

The directory is a very useful tool. As an example you may notice something wrong at your neighbor's home

(or they at yours), and you can notify them or other neighbors about the problem. Smelling strong smoke would be a good example. Many people seem to not answer their doors anymore so this provides a good alternative where security is in question. The directory provides ready

access to friends' contact information, networking opportunities, neighborhood event planning, and so forth.

Good things to keep Main Street Square a great place to live and our property values up. Homebuyers are more attracted to condo's with a strong sense of community!

To Opt-OUT please email Janet, otherwise your information will be included in the MSS Directory.

## AMERICAN FLAG DISPLAY GUIDELINES

Public Law 94-344, known as the Federal Flag Code, contains rules for handling and displaying the U.S. flag. While the federal code contains no penalties for misusing the flag, states have their own flag codes and may impose penalties.

Traditional guidelines call for displaying the flag in public only from sunrise to



US Flags displayed at MSS should be hung off of a co-owners balcony.

sunset. However, the flag may be displayed at all times if it's illuminated during darkness. The flag should not be subject to weather damage, so it should not be displayed during rain, snow and wind storms unless it is an all-weather flag. It should be displayed often, but

especially on national and state holidays and special occasions. When the flag is worn out or otherwise no longer a fitting emblem for display, it should be destroyed in a dignified way, preferably by burning.

More info. can be found on-line at <http://www1.va.gov/OPA/feature/celebrate/flagdisp.htm>.