



MAIN STREET S Q U A R E of Royal Oak

Volume 5

Spring/Summer 2008

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Asphalt Repairs

As asphalt repairs are done, residents will not be able to park in the drive-ways or garages.

A date for these repairs has not yet been set. 📅

Garage Door Replacement

Is your garage door rusty, creaky and dirty? We have just the solution for you, a brand new garage door!

The Association is again offering the garage door replacement program to each co-owner at Main Street Square.

The vendor selected to complete this work is Oxford Overhead Door. The program offered provides you a choice of:

- An insulated door.
- A new belt drive opener, a chain drive opener or re-installation of the existing opener.
- Keyless entry.

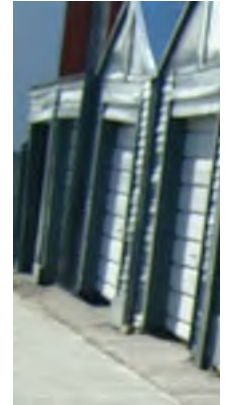
In addition, the vinyl entry around the door will be replaced and is included in the cost of the door.

It's the Board's goal to have all garage doors replaced. This means you have one of two options. You may either utilize this great offer or you may replace your garage door on your own. Should you choose to replace your door on your own, you will need to supply the Board with a completed alteration/modification form along with the name of the company and the specifications of the new door.

There will be two replacement programs this year; one is June and the last one in September. If you choose to utilize the Association's garage door replacement program you may either make checks payable to the Association or credit card payments to Oxford Door directly.

The Board will walk through the complex this summer and will contact co-owners whose doors are beyond repair and need replacement.


To participate in the June garage door replacement program, you must have payments completed no later than June 15, 2008. 📅





Landscaping


The board has contracted the services of Landscape Concepts, a landscape design firm. Landscape Concepts is currently creating a design plan for the community.

Implementation of portions of the new landscape design will begin over the next few weeks and any current plants not in the design, planted by co-owners or the Association, will be removed. If you have any concerns over this matter, please contact the management company. 


Important Canine Care

When caring for your dog's needs outside please be considerate of your neighbors and do a couple of courteous tasks in order to keep our community clean and neat.

1 **CLEAN UP** your pet's droppings using appropriate dog refuse bags.

2 **DON'T** leave the dog refuse bags outside as the odor becomes offensive in this hot weather. 

Summer Barbeque


Interested in organizing a summer gathering for our community? Please contact the board if you would like to be a part of planning a summer barbeque. Their email addresses are listed on the www.mssquare.org website. 

Bylaw Reminders


Maintenance Responsibilities

With spring time here we know that many residents may want to spruce up their home. This is a short reminder of maintenance responsibilities.


Maintenance for common elements within the Main Street Square community are the responsibility of the Association. Types of common elements may include: roads, drives, sidewalks, foundations, etc. For an exact outline of the common elements of our association, please reference your association co-owner's handbook.

When the need arises for association-related repairs you must submit a completed maintenance request form. All maintenance requests must be received in writing by mail, fax or online at www.imiaci.com. Copies of the form Should you choose to fax your maintenance request please fax it to: 734-254-1994. 


Exterior Decorations

Potted plants are allowed on porches as long as they are not excessive and are being utilized. Empty pots must be removed from porches. No other decorations are allowed. 

Trash Cans

Trash should not be put out until after 6pm the evening prior to trash pickup. Additionally, trash cans and recycle bins are required to be taken in within a timely manner; please don't leave them out all week. 

Vehicles

Spring time brings thoughts of road trips and vacations. Just a quick reminder that except for vans used for personal transportation by a co-owner, no house trailers, pick-up trucks, recreational vehicles, vans or similar vehicles, such as club wagons, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, mobile homes, dune buggies, motor homes, all terrain vehicles,... or vehicles other than automobiles may be parked or stored upon the premises of the Condominium, unless parked in garages...Garage doors shall be kept closed when not in use. 

Main Street Condo Association Web Page Basics

Main Page (<http://www.mssquare.org>)

This page (shown below) is meant for current and prospective co-owners. It provides generic information about Main Street Square Condominiums, links to local newspapers, local radio stations, local television stations, government/community and association links.



Association Links

1. **Board of Directors** - Who they are, their Duties and Responsibilities. (Accessible to anyone)
2. **Property Manager** - Maintenance Requests, Report Problems, Numbers and more (Accessible to anyone)
3. **Association Owners** - Important Information for Co-Owners (Requires an ID and password to access.)

Receive Access to the Association Owner's Web Page

To gain access to the Association Owners page you must be an Association Owner and submit a request. Go to the <http://www.mssquare.org/subscribe.htm> for instructions.

The Association Owners page contains the following:

1. Important Documents – A searchable By-Laws document, a searchable Rules and Regulations document and Association newsletters past and present
2. Association Notices
3. Frequently Asked Questions
4. Maintenance Tips and Responsibilities
5. Property Management forms and documents, more continually added. (New documents added as required.)

To receive access to the Association Owner's Page please send an e-mail message to webmaster@mssquare.org with the word "ACCESS" in the subject and in the body of the e-mail please include your name and address.

To:	<input type="text" value="webmaster@mssqaure.org"/>	Show BCC
Cc:	<input type="text"/>	
Subject:	<input type="text" value="ACCESS"/>	Rich Text
Owner's Name		
Street Address		
Royal Oak, MI 48067-3228		

E-Mail Notifications

To receive e-mail notification of association news, information, and events send an e-mail message to subscribe@mssquare.org with the word "SUBSCRIBE" in the subject and in the body of the e-mail please include your name and address.

To stop receiving e-mails, follow the instructions for subscribe but with the word "UNSUBSCRIBE" in the subject.

To:	<input type="text" value="subscribe@mssqaure.org"/>	Show BCC
Cc:	<input type="text"/>	
Subject:	<input type="text" value="SUBSCRIBE"/>	Rich Text
Owner's Name		
Street Address		
Royal Oak, MI 48067-3228		

Web-Site Mission Statement

1. To be the ultimate resource to be used by both owners and potential owners of Main Street Square Condominiums.
2. To provide timely meaningful information.
3. To provide important owner only information.
4. To provide an easy and organized interface to the information, keeping the depth of pages and the branching of pages to a minimum.
5. To provide links to other potential valuable community resources.