

Main Street Square Condominium Association

July 31, 2014

Dear Residents:

As part of our community updates I would like to remind everyone to keep the garage doors closed. Not only is this stated in the bylaws of the Association, it has become a safety issue. Last year there were several reported break-ins around the community and in the Royal Oak areas. By keeping your garage doors closed it will help deter this activity.

There are two roofs being replaced this year - 1301-1325 S Washington & 117-149 W Kenilworth. The supplies and equipment will begin to be delivered on Tuesday June 3, 2014. This project will begin this week and continue for the next 10-14 days. During this time they will be stripping the roofs down to bare wood, replacing any rotted or damaged wood, and then installing new shingles, vents and flashing.

The concrete repairs to the porches, steps and sidewalks will also be addressed again this year. There are several railings that will be refinished and repainted. All railings that were refinished last year but are showing signs of wear and tear and/or rust will be touched up this year. There are also a few porches and steps that will be replaced. A new walkway and curb will be laid as you enter off of Allenhurst/Main corner into the garage area. This was done last year, however due to the extent of snow we received over the winter, it got damaged.

The asphalt repair project will commence within the next few weeks. All areas of concern where there are cracks and breaks will be addressed.

The rear balconies are being addressed this summer too. All balconies with rotted or damaged wood railings will have the wood replaced and all railings will be painted. Both the wood and the metal sections of the railings will be painted. Please do not hang anything on your balcony railings as this will impede the project. All items that are in danger of being broken should also be removed from your balcony. The contractors will do their best to move any furniture as needed and then return it to its starting place, however you may notice that items appear moved. If you become overly concerned, please call our office.

The bottoms of the garage doors will also be touched up. Due to the harsh winter, there were area that received additional salt and the paint was affected. Please know that the paint company will address this.

Further updates will be mailed as progress is made. You may also refer to the Main Street Square website for postings at www.mssquare.org. We are all doing our best to make these repairs with as little inconvenience as possible and would like to thank you in advance for your cooperation. If you have any questions, please contact us at (734) 454-4022.

I hope you all have a safe and happy summer!!

With warm wishes,

Debi Micallef
Independent Property Management, LLC
As agent for Main Street Square of Royal Oak Condominium Association