



WINTER 2020 NEWSLETTER

WITH WINTER HERE, PLEASE BE MINDFUL OF THE FOLLOWING:

• PIPES

If you are going on vacation for an extended period of time, turn off your water and leave the faucets open so that pipes do not freeze. Last year we had multiple pipes burst, contributing to a significant rise in our insurance premiums. If you do not feel comfortable doing that, have someone check in on your unit and make sure to run faucets.

• SNOW PLOWING

Like years past, it is unlikely MSS will be the first complex on the list for the plowing of the driveway area/sidewalks. Please do not call the plow company unless 12 hours have passed and no plowing has been completed.

SNOW EMERGENCIES AND STREET PARKING

From the City of Royal Oak website:: Residents may call the Snow Emergency Hotline 24 hours a day at (248) 246-3442 to find out if a snow emergency is in effect. "A snowfall of four inches or more" generally defines when a snow emergency is activated.

When a snow emergency is in effect for the City of Royal Oak, all vehicles on residential streets are to be removed or will be ticketed and/or towed. Vehicles are to remain off the streets until plow trucks have gone through the area.

DON'T LIKE THE BYLAWS? JOIN THE COMMITTEE

Many of our bylaws were written in 1996 when the association was formed. The only thing that can change bylaws is the participation of homeowners. Help us update archaic rules.

IS YOUR WOOD-BURNING FIREPLACE READY FOR WINTER?

Some of you might remember the condo fire in 2018. The fire started in a chimney that had never been professionally cleaned. A neighbor reported a strong smell of smoke during this recent cold snap. Please make sure you have your flue in the correct position, and if you haven't had your chimney cleaned, check into it.

PLEASE REMOVE YOUR OUTDOOR HOLIDAY DECORATIONS BY JAN. 9

jbcpropertymanagement.com
MAIN STREET SQUARE BOARD OF DIRECTORS
bod@mssquare.org

VIOLATIONS

With the year coming to a close, we wanted to remind co-owners about several major violations that will result in fines.

• **CHAIRS ON FRONT PORCH** – Bylaws, Page 45 - Section 7. Common Element Maintenance. No bicycles, vehicles, chairs, or benches may be left unattended on or about the Common Elements.

• **SIGNS** - Bylaws, Page 46 - Section 11. Advertising. No signs or other advertising devices shall be displayed which are visible from the exterior of a Unit or on the Common Elements, including "For Sale" signs and "Open" signs, without written permission from the Association and, during the Construction and Sales Period, from the Developer.

INCLUDING political signs and security/alarm signs.

• **TRASH CANS** - Bylaws, Page 44 - Section 6. Aesthetics. The Common Elements, Limited or General, shall not be used for storage of supplies, materials, personal property or trash or refuse of any kind, except as provided in duly adopted rules and regulations of the Association... Trash receptacles shall be maintained in areas designated therefor at all times and shall not be permitted to remain elsewhere on the Common Elements except for such short periods of time as may be reasonably necessary to permit periodic collection of trash.

Trash cans can be outside from 5pm the day before trash day and should be brought into the garage by the evening of trash day. Normally trash day is Wednesday, unless the following holidays are on a Monday/Tuesday/Wednesday.

- New Years Day
- Independence Day
- Christmas Day
- Memorial Day
- Labor Day

Again, any violation reported will result in fines.

• **BAGGED TRASH** - Trash must be in trash receptacles and not put out before pickup day. violators will be fined.

