

MAIN STREET SQUARE

LATE SUMMER 2021 NEWSLETTER

ARTS BEATS AND EATS PARKING

With the festival almost here, it's a good time to remind everyone that street parking tickets will happen to cars with no permits showing, and the fees are high. You should have received 2 parking permits per condo, please make sure they are placed on the drivers side (on the inside of course) with the address side clearly visible from outside the car. If you didn't get a parking permit, call the city of Royal Oak as soon as possible. 1 248 246 3300

We understand that many of the newer SUV's and trucks manufactured in the last couple of years do not fit comfortably in our garages. Please keep in mind when parking on the street that space is at a premium during ABE. Please pull up to the other cars as close as possible. Parallel parking skills are at a premium these days!

NOISE VIOLATIONS

We have received several complaints about neighbor noise. Please remember that your floor is someone else's ceiling.

FIRE PITS ARE FORBIDDEN

So are grills. Please use common sense, open flames and a tightly built community is dangerous.

DON'T LIKE THE BYLAWS?

JOIN THE COMMITTEES 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.

REPAIRS AND MAINTENANCE

Every one of our contractors are having staffing and supply issues. Please be patient with them and their staff. We (the board and JBC) are trying our best to fulfill the work orders.

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.

jbcpropertymanagement.com

MAIN STREET SQUARE BOARD OF DIRECTORS

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VIOLATIONS

We want to remind co-owners about several major violations that will result in fines.

- **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