



# The Main Update

Main Street Square of Royal Oak Condominium Association

1998-99  
Board of Directors

President  
John Hodges

Vice President  
Hertha Gast

Treasurer  
Bill DeJohn

Secretary  
Doug May

Member at Large  
Audrey Ortiz

Kramer-Triad  
Management Group

990 South Boulevard East  
Suite 100  
Troy, MI 48098-1400

Property Manager  
Roger Kramer

Phone: (248) 879-9700  
FAX: (248) 879-5507

Office Hours:  
8:30 a.m.-5 p.m.  
Emergency No:  
(810) 293-3910

## A Note From Our President... John Hodges

Dear Neighbors,

On behalf of myself and your Board of Directors, we wish you and your families a safe and happy holiday season. We had a successful and eventful autumn here at Main Street Square.

The end of summer Association Party in the Gazebo was a complete success. Nearly 70 residents stopped by over the course of the evening to share in some beverages and snacks and to meet their neighbors. I would especially like to thank Karl Dorn, Dave Pereira, and my lovely wife, Julie, for their assistance in planning and staging this wonderful event. If you did not stop by, do not fret, we are planning events in the near future and hope to see you there. Watch your mailbox for additional information.

As you may be aware by recent letters, we successfully settled the dispute with our builder/developer, Crosswinds Communities, Inc./American Quality Homes, Inc. The settlement included a monetary payment which primarily constitutes a reimbursement to our maintenance funds for disbursements made over the past several years to repair roof leaks and concrete problems. The Board may also be utilizing a portion of these funds to install benches in the Atrium next spring.

Once again, have a wonderful holiday season and if I can be of any assistance, please contact me at my office at (248) 549-9222.

Sincerely,  
John Hodges



## NEIGHBORHOOD CORNER

*Say good things about Main Street Square-You may reap the Benefits!*

The value of our condominium is directly related to what each and every one of us says about it. Main Street Square is a great place to live, otherwise you wouldn't be living here. Our neighbors include young executives, aspiring architects, Congressman Sander Levin, prominent retirees, and many other dynamic and interesting individuals. We have the most valuable piece of real estate in the entire city and are aspiring to beautify our site every year. Remember - Main Street Square *IS* the place to be in Royal Oak.



## A FRIENDLY REMINDER

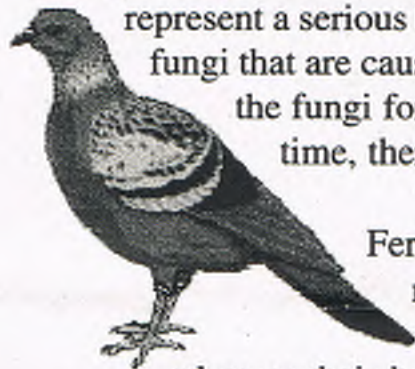
Pursuant to our By-Laws ALL pets must be registered with our Association. Contact Kramer/Triad Management to obtain the required registration form. *Furthermore, please note the following in relation to pets:*

- The collection & disposal of fecal matter is the pet owner's responsibility
- Pets must be kept on a leash at all times while on condo property
- Pets must be accompanied at all times while on common condo property
- Pets may not be staked, tied, or tethered to condo common elements



## **THIS ONE'S NOT FOR THE BIRDS!**

The feeding of birds by condo residents is not only a violation of the Association By-Laws, it also constitutes a serious health risk. In numbers, pigeons comparable to rats, are responsible for a great deal of damage to roofs, decks, chimneys, and similar items. In addition to the damages they cause, the bacterial, fungal agents and ectoparasites found in their droppings represent a serious health risk. Dried urine and feces from these birds contain dormant fungi that are causal to lung infections and similar disorders. Humans generally carry the fungi for long periods of time before symptoms present themselves. At this time, there is no known cure for internal fungal infections.



Feral pigeons are not known as a migratory species, preferring to stay near their birth site. This will make them and their off-spring very difficult to remove from Main Street Square once they have selected us as their home. They typically breed three or four times a year, so in a very short period of time these "pests" could become a more serious threat to our homes. The Board strongly encourages the individual's who have been feeding the birds to discontinue such practice in light of this information. We also urge other residents to inform Kramer/Triad of specific violations of this By-Law so appropriate warnings and fines can be assessed by your Board of Directors. Due to the potential health hazard of permanent nesting by feral pigeons, such By-Law must be strictly enforced.

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### **HOLIDAY DECORATION REMINDER**



Modest decorating is permissible.  
Please take down decorations prior to **January 15.**

*\* Board of Directors reserves right to demand removal of excessive decorations & co-owner is strictly liable for any damage caused by decorations.*

# BILLIARD PARTY

**COMING IN FEBRUARY OR MARCH...**

we are arranging a neighborhood party at  
**5TH AVENUE BILLIARDS.**



Watch your mail & the next *Main Update*  
for a specific date and time.



Roger Kramer & Associates, LTD.  
990 South Boulevard East  
Suite 100  
Troy, MI 48098-1400