



The Main Update

Main Street Square of Royal Oak Condominium Association

1999
BOARD OF DIRECTORS

President
John Hodges

Treasurer
Bill DeJohn

Secretary
Doug May

Member at Large
Audrey Ortiz

Property Manager
Gar Liebler

LANDARC, Inc.
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Katy Aitken :
Customer Service, Ext. 109
Lisa Hogan: Accounting, Ext. 113
Emergency: Ext. 111

Office Hours:
9:00 a.m.—5 p.m.

**SEE YOU AT THE ANNUAL MEETING—
6:30 PM ROYAL OAK PUBLIC LIBRARY—
THURSDAY, JUNE 10, 1999**

(If you can not be present please mail in or hand off Absentee Ballot)

Letter from the President

Your Board of Directors have worked hard this past year to maintain our property in a professional and cost effective manner. We apologize for the hardships many of us suffered due to the lack of proper snow removal. Unfortunately, we had massive snow falls which C&R Maintenance, Inc. was contracted to remove in a timely manner. They failed to provide such services however, even though we were able to receive discounts on their billings for such failings, we still were substantially over budget on snow removal due to the price of hauling the excessive snow off the premises and the cost of additional salt applications. It was these problems with the snow removal and the general desire to seek out better management services that prompted the Board of Directors to interview and contract LandArc, Inc. as our new management company. Our new property manager is Gar Liebler, President/owner of LandArc, Inc. I have listed the contact information for LandArc, Inc. We selected LandArc, Inc. for many reasons including their experience with large associations/properties, the fact they represent the new condo associations across the street and our desire to seek out more responsive representation. We thank Kramer-Triad, Inc. and specifically Roger Kramer and his managers for their five (5) years of service and stress that their service was not terrible. The Board merely made a business decision to see if we could obtain better representation. Please allow LandArc, Inc. some time to get it's systems in order.

Personally, this is my last letter as your President and Board Member. My wife and I are expecting our first child and have just purchased a home in Troy. If anyone knows of an individual interested in a condo I am selling 178 Allenhurst by owner at \$182,000.00. We have thoroughly enjoyed our years at Main Street Square and wish you and yours all the best. Once again, if you have any questions or if I can be of any assistance to you please contact me at work at (248) 549-9222.

A FRIENDLY REMINDER

Remember—Pursuant to our by-laws all pets must be registered with our Management Company. Contact LandArc, Inc. to obtain the required registration form. Furthermore, please note the following in relation to pets:

1. The collection and disposal of all fecal matter is the pet owner's responsibility;
2. pets must be leashed at all times while on common condo property;
3. pets must be accompanied at all times while on common condo property; and,
4. pets may not be staked, tied or tethered to condo common elements.
5. Damage by pets to common elements will be assessed to the pet owner.




SIDE COMMENTS

Please be responsible for removing newspapers, flyers, debris off your porches, stairs and areas in front of garages, especially after refuse collection. REMEMBER-A LITTERED PORCH OFTEN SIGNALS WOULD BE BURGLARS THAT NO ONES HOME.



BY-LAW UPDATE



The operation of Motorcycles on the property is prohibited. Article VII, Section 8 of the By-Laws specifically states: "Motorcycles shall not be permitted on the Condominium Premises." If you have one, please push it off the property to the adjoining streets before starting it. The current Board has decided for the time being to consider it a violation of the By-laws only if operated on the premises. If someone starts a motorcycle on the property please report such to the management company in writing, noting the time and unit number of the violator and the Board will proceed with the fining the offender. Written complaints are the only way fines can be levied and complaints can be faxed or mailed to LandArc, Inc. Remember—the rules we all agreed to are meant to preserve the value of everyone's unit as well as the peace and tranquility of Main Street Square.

SUMMER RULES—LITERALLY

Deck and porch planters are to be terra cotta, dark green, black or red wood only. Bright colored planters are not allowed. Furniture of any kind in not to be stored or left unattended on front porches. If you choose to plant your own flowers you must seek board approval noting the type of flowers to be used, the arrangement detailed, etc. Unauthorized plantings are subject to removal at the co-owner's expense.

GROUNDS REPORT



The transition from Kramer-Triad to LandArc came at a difficult time. The de-winterization of the sprinkler system was delayed causing some browning, however, all in all were looking forward to a great year. Our Landscaping is maturing nicely. The Board has consulted an expert regarding fertilization (Trees & Shrubs), pruning, replacement programs, and flowers. The Board will proceed this summer with implementing these programs. M&M Flowers has been contracted to plant flowers and should be planting this week or next. Great Lakes Landscaping was hired. They came in with a decent bid and we did not want to hire C&R Maintenance ever again (snow removal company). Please note—Great Lakes was recommended by Kramer-Triad prior to their departure as our management company. Although, we do not anticipate any problems with Great Lakes, LandArc, did not recommend them so their performance needs time to be proven before it reflects on LandArc.

FIRE-LANE PARKING

Parking in the fire lane is not only illegal, it is a fire hazard. Co-owners can call the police directly and anonymously to report violations and the cars/trucks will be ticketed and/or towed by the Royal Oak police.





Summer Party—Coming in August

We are arranging a neighborhood party at our gazebo, a get to know & have fun Summer party. Watch your mail & the next Main Update for a specific date and time.



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