



The Main Update

Main Street Square of Royal Oak Condominium Association

1999-2000 Board of Directors

President
Douglass May

Vice President
Audrey Ortiz

Treasurer
David Pereira

Secretary
Karl Dorn

Member at Large
Bill De John



Web Page

www.main-street-square.addr.com/

**Land Arc
Management Group**
4494 Elizabeth Lk. Rd.
Waterford, MI 48328

Property Manager
Jeanne Sandella
(248)738-2030
ext. 117
fax: (248)738-2031

A Note From Our President....Douglass May



Dear Neighbors,

I was with a friend as she opened her mail. Her arms dropped to her side, as she looked at me with concern on her face. "Can they do this", she said. I took from her hand the letter she was reading. As I looked at the correspondence, I shared her concern. It was a notice from the board of directors. Her condominium association was announcing a general assessment of \$1,350.00, to be paid by July of this year.

I was surprised at what I saw because I knew the association well. I had often used it as an example for how a condominium association could be managed. I was impressed with the landscape; there was lots of it. There was plenty of grass that was green and always cut, and the trees were trimmed well. They kept a clubhouse and there was an outdoor pool that was used for swimming by the homeowners and their guests. All for \$144.00/month. I was surprised at this notification because I couldn't think of any major problems. There hadn't been a fire anywhere and the roadways did not look in need of repair. The only explanation that was given by the board was that they were behind in general repairs and the work had to begin soon.

This drama is still unfolding, but there are two things that are obvious. First, there was a lack of clear communication from the board to the homeowners. The need for a general assessment should be known and discussed throughout the community, well before it is imposed. Second, there was a lack of interest and concern within the community in general. Many members were not alarmed that a whole board of directors had resigned several months before this levy. Furthermore, it is not clear that the present board of directors, who came to power in an emergency situation, has the knowledge and skill to make good business judgments in passing an assessment of this size.

Condominium living is a partnership of homeowners where an elected board of directors has the power to make decisions that directly affect all of our lives. If our board does not make thoughtful and sensible decisions, we will be assessed in order to correct the situation or suffer a loss in our property values. Therefore, the most important vote that we will make within the next year is not for a Representative of Congress or the President of the United States, but for a responsible and thoughtful member of our community who is willing to serve honestly on the Board of Directors of their local condominium association. Remember to be present and vote at our general membership meeting in June.

Pride in our Place - Why?.....Why not??

The aphorism, "As a man thinketh in his heart so is he," not only embraces the whole of our being, but is so comprehensive as to reach out to every condition and circumstance of life. We are literally what we think. This is true in the collective sense within the community we live.

So let's feel the pride in our community we all deserve. Through this we can continue to manifest and discover caring and "pride in our place".

Community Care



- * **Pick up litter in your neighborhood!** Check the outside of your front doors for debris of old newspapers, circulars, etc.
- * **Remember to recycle!** Call Royal Oak Public Service at 248-544-9710 to obtain a recycling bin.
- * **Keep it clean!** Remember to wash the outside of your deck and garage doors.
- * **Pet owners** - please pick-up the "gifts" left by your pet.
- * **Have fun in the sun!** Hang out and socialize at the Gazebo.



Keep in Touch with your Neighbors!
Main Street Square on the Web
<http://www.main-street-square.addr.com/>



*Main Street Square has its own web page.
Now you can keep up with the latest events in and around your community.*

- ✓ Read the latest board meeting minutes.
- ✓ Check the next board meeting place and time.
- ✓ Find out about the next meeting's agenda.
- ✓ Add your items of concern to the meeting agenda.
- ✓ Submit a maintenance issue to management.
- ✓ Find out who is on the board, use e-mail to contact board members or find their telephone numbers and call.
- ✓ Selling your home? Place an add on the web site with map, pictures and telephone numbers



*Keep informed. Know what is happening inside your association.
Subscribe to the Main Street Square e-mail notification and
stay up front. Go to <http://www.main-street-square.addr.com>
and click on the mail box to subscribe.*

Spring & Summer Planting



Spring and Summer flowers will be planted in the near future. Please wait until planting is completed before adding your own flowers. Some sites have so little room for annuals and if they are filled, there may not be another appropriate location.

In keeping with our Bylaws, flower pots should not be placed on porch steps for safety reasons.

Thanks for your help and happy planting!



Annual General Membership Meeting

Don't Forget!

**Keep your schedules open for the Annual General
Membership Meeting. coming up in June!**



Land Arc, Inc.
4494 Elizabeth Lk. Rd.
Waterford, MI 48328

