



MAIN STREET S Q U A R E of Royal Oak

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Summer 2007

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Landscaping

You may have noticed that the dead shrubs in the entry ways are being replaced.



The focus of this replacement project is to remove old brush and overgrown shrubs. New plants and bushes are being planted and areas throughout the community are being mulched. 

Budget Update


To date, the association's budget is within the current proposed spending levels.

By now you should have received the 2007/2008 budget. Because the board is sensitive to current economical stresses, the association dues increase was kept to a minimum. This increase for the reserve fund was required to accommodate the planned repairs of the chimneys which are rotting and leaking.

The Michigan Condominium Act provides guidance regarding the reserve fund. In brief, it states that the minimum reserve fund balance shall be 10% of the annual budget on a non-cumulative basis. We currently have approximately 20% in our reserve which is planned to cover additional major repairs that are expected within the next few years. In addition to the chimneys, the board anticipates that the roofs will require replacement within the next three years.

A reserve study that was completed showed that the normal life of our roofs is approximately 15 years. Therefore, the replacement of the roofs will start in 3 years, scheduled to begin after the chimney project is complete, unless needed earlier.

While the reserve study noted that the Association should carefully analyze projects to determine if a greater amount should be set aside, it did not include the repairs required for the chimneys.

The current timeframe for these major repairs is to have the chimneys rebuilt with an expected completion by 2010 and to replace the roofs within the next three years. 




Emergency Contact

We need an emergency contact on file for all co-owners. Please email your emergency contact information to: kim@iniaci.com no later than **August 1, 2007**.



Garage Doors

Have you had your garage door replaced? So far, 47 out of 124 units have. If you haven't, there will be additional opportunities to do so. The replacement offer will be offered again this Fall and once more in Spring 2008.

If you choose to have a different vendor replace your garage door you are required to submit an alteration modification form to the board for approval. With this form please include a photograph of the garage door that will replace yours current door. 

Maintenance

Update

In order to keep the exterior building esthetics up to your standards, the painting of the exterior wood on the building will be done throughout the summer. The wood will be replaced as-needed.

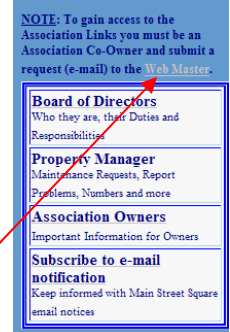


The Website

Take a look at our website, thanks to John Myer, it's been updated. John has been managing our website and the board would like to extend a personal thank you to him.


In order to view the entire site, you will need to send an email for a password. It's easy to do:

1. Log on to www.mssquare.org
2. Click on the Webmaster link on the right side of the web page.
3. Request a password.




Bylaw Reminders


Trash

Please help keep our community clean. Garbage pickup is every Wednesday. In the event of a Holiday, pickup will be one day later. Garbage should be placed outside not earlier than 6pm the day before pickup. 

Emergency


Definition: "Immediate harm or damage to a person of property."

Please note, using the emergency number for non-related emergencies or co-owner related repairs will result in a \$75 service charge. 

Summer Barbeque Interested in organizing a summer gathering for our community? Please email the board if you would like to be a part of planning a summer barbeque. The email addresses are listed on the www.mssquare.org website. 

Condominium Leases

Remember, all leases must be approved by the board prior to the leasing of your unit. Since the board meets on a monthly basis, please allow at least one month for the review and written approval of your request. Submit to the board in writing your desire to rent or lease your unit along with a copy of the exact lease for review.

Upon receipt of written approval, provide the lessee with a copy of the association documents, rules and regulations. Ensure lessee understands s/he is required to comply with these rules and regulations. Failure to do so constitutes a default under the lease and could result is eviction. 

Board Elections

If you're interested in being part of the board submit your application to the board via the website. Voting for board members will take place at the July 26th annual meeting, which begins at 6:30pm. and will be held at the Royal Oak Senior Center, 3500 Marais Avenue.