
NEWSLETTER

Annual Meeting Summary

The Oakbrook Condo Association held its Annual Meeting on October 20th at the Clubhouse. Over 40 people attended and with 35 households represented a quorum was met to elect two Board members and hear reports from Board members. President Roy Sicilianno, and Treasurer Downs Herold were elected by acclamation. Jeff Leonard, from Pinnacle Condo Management was introduced and spoke about his company. **President Roy** reviewed the year's activities noting that two buildings were painted and two are scheduled for 2016 as we complete a 5 year painting cycle. Decks are being repaired and painted as the buildings are being painted. The age of our buildings is showing as wood replacement has been needed in many places. Concrete repair, brick tuck-pointing, and diverting rain water away from our foundations will continue to be an annual expense. Hopefully the remainder of our driveway curb cuts will also be completed. Plans are to patch and seal coat all our asphalt in 2016 which will give all our asphalt a uniform black color. Roy also reported that the Board has requested a Reserve Study Update (the last was done in 2002). **Treasurer Downs** fielded questions regarding payments of monthly and additional assessments. He reported that the Board has agreed with recommendations from the Finance Committee establishing a proposed 2016 budget which recommended co-owner **monthly assessment payments remain unchanged**. He noted that the additional assessment that was approved in 2011 for five years ended with this year's September payment. The Finance Committee is awaiting the Reserve Study Update (due in Jan. 2016) before recommending the amount of funds to be collected with a **new** multi-year **additional assessment** to start in March 2016 in order to insure adequate income for our operating expenses and maintaining an adequate reserve. The finance committee has also collected current information on fees being charged at other similar condo complexes in the Ann Arbor area to compare with our assessments. A copy of the 2016 budget with amounts for a new additional assessment will be distributed to all co-owners when finalized in early 2016. Anticipated ongoing expenses are; repair/replacement of garage doors, siding, porch concrete, and street lights. He reported that a replacement page for our Co-owner **Handbook** with contact information for our new Management, Pinnacle, will be distributed to co-owners. He also asked any co-owners who have **not** received Oakbrook News via e-mail to provide him their **email address** to be added to the Oakbrook group email list. Volunteer members of the Finance Committee are: John Jarema, Chuck Carver, Marlene Stoeffler, Susan Johnson, Jean Gagalis, Godfrey Collins, and Bill Lockwood.

POOL & CLUBHOUSE

Karen Valvo reported for the Pool and Clubhouse Committee. The entire building and pergola were painted and brickwork repaired in 2015. The Pool/Clubhouse Committee, which is composed of both Villas and Condo reps, also had the furnace replaced prior to winter. Replacement pool furniture will be purchased for next summer. Replacement table chairs for the Clubhouse have been approved. The pool gate lock was rekeyed and keys distributed to co-owners. New quotes for solar pool heating came in at over \$20,??? and other pool heating options will now be researched.

SEE OTHER SIDE

LANDSCAPING

Jean Gagalis reported that phase III of our Berm Renovation Project, funded by reserve funds, has been completed. Aging pines are being replaced with new spruce trees. Over 40 trees have been removed/replaced from areas of the berm as well as other areas in the community. She thanked co-owners who have maintained their yards as they contributed to the great community appearance. She reminded all that potted and hanging plants need to be removed and stored indoors. Ornamental grasses will be cut during fall pruning but rose shrubs will be pruned in the spring. Fall clean-up will be done after most of the leaves are down.

Seasonal Chores

Now is the time to change your **furnace filters** and check to see that your humidifier is working. **Outdoor and garage water faucets** should be shut off and drained. Remember to shut off your **main water valve** when you know you'll be away for even a few days. WD-40 sprayed on your **garage door** hinges, spring and wheels will help keep your door operating smoothly. **Planter boxes** and pots should be moved indoors. Report any overflowing **gutters** so that they can be cleaned before they fill with ice. Reminder: Co-owners vehicles should be parked in garage or drive. **On-street parking areas** are for visitors to our community. Our **Entrance sign** will be removed/repainted this winter.

SOCIAL COMMITTEE

Laurie Bilich thanked other members of the committee, Lynne Brimecombe, Patrica Akmon, Nancy Pickus and Jean Gagalis, for their work in hosting three parties. She asked for suggestions for future parties and discussion followed regarding expanding social events to include residents of the Villas. The next event will be held in the end of January to help fight the winter blahs. She suggested that with recent co-owner renovations scheduling an Oakbrook home Showcase event is in the committee's plans for 2016. She also asked those with interest in re-instating Game Nights to contact her.

CO-OWNER COMMENTS

Michelle Braun shared her concerns about chemicals being used on our lawns. She agreed to work with others to research options and make recommendations to the Board. Adding a second stop sign at the east Sumark/Galen intersection was suggested and concerns about current and future football day parking and street access were voiced. A suggestion for using our email group list for a mini-classified ad visor was made and will be tried as needs are expressed.

Association Board Members

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Secretary: Laurie Bilich, 535 Galen
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at Large: Karen Valvo. 552 Galen
(Pool/Clubhouse) 734-649-6047

Vice President: Jean Gagalis, 451 Sumark
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Treasurer: Downs Herold, 556 Galen
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