

NEWSLETTER



Seasonal Displays

A gentle reminder : Our Co-owner Handbook states that "Holiday decorations and lights can be displayed starting December 1st and must be removed by February 1st."

Additional Assessment Amounts Set

The Reserve Study Update ordered last fall has been received and reviewed by the Finance Committee. The report provides estimates for expected capital expenses for the next 30 years. Considering these expected expenses, it then recommends the additional amounts of co-owner assessments that will be needed to meet the future capital expenses. Historically reserve studies are quite conservative and our Board has used their recommendations as general guidelines while setting our annual co-owner assessments. The Board has approved the Finance Committee's recommendation that the Board extend the additional assessment plan that ended last year for one more year. This allows nine months time to analyze the Reserve

Study projections, solicit additional professional and co-owner input, and consider various 'what-if' assessment options before setting new assessment amounts for the up-coming years. This means that your **co-owner regular monthly and additional assessment payments will be the same for 2016 as they were for 2015**. The additional assessment payments will be divided in half with the first payment due the end of March and the second due the end of September. A letter will be sent by Management to each co-owner confirming the additional payment amount for their unit. The Finance Committee plans to have a proposal for 2017-20 assessments available for review and discussion at the 2016 Annual Meeting of the Association.

SPRING SOCIAL PLANNED

The Social Committee is planning to help cure our cabin fever and is planning a **Welcome to Spring Party** in March. Watch your mailbox for more info about a Spring Party.

WINTER WOES

Our typical Michigan weather creates periods of freeze and thaw that often create problems. If you notice an overflowing gutter, dangerous icicles, or clogged drain lines, let management know so that the the problem can be addressed. We have asked A&H to keep the walkway to the Park open when plowing to keep access to the school bus and the park open for Oakbrook residents.

OUTSIDE LIGHTING

Our aging street lighting system has suffered outages almost annually. If you notice a light not working near your home, a quick call or email to Management will help get a repair order processed. Two lights on Sumark and Galen were recently repaired. You may have noticed that the streetlight on the east corner of Sumark and Galen appears whiter and brighter. The test bulb there is a CFL bulb drawing 60% less current than the other bulbs. As the older streetlight bulbs burn out they will be replaced with the newer CFL or possibly LED lights that use even less power and last even longer. The CFL bulbs now used in most of our outside garage lights [that use 50% less power and have been lasting up to 3 years longer than the original incandescent bulbs] will now to be replaced when they burn out with LED bulbs that use even less power and are rated to last for 5-10 years.

CONTRACTOR'S LIST

If you have had work done on your home in the past couple years and were pleased with the service and quality of the work, we'd like to add the name and phone number of the contractor to a list that we will share with all co-owners. Just email (jdherold@comcast.net) Downs Herold or drop a note in his mailbox (556 Galen).

CONNECTED VEHICLES OPPORTUNITY

Want to be part of ongoing research? The UM's Ann Arbor Connected Vehicle Test Environment is seeking more motorists to add their vehicles to the growing fleet of test vehicles in the Ann Arbor Area. If you are curious about the program and your possible participation, send an email to ConnectedVehicle@umich.edu. The program also has a website: www.AACVTE.org where you can learn more about the program.

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