



Save the Date

ANNUAL MEETING
WEDNESDAY NOV. 3rd, 7:00 PM
Club House
Sign-in at 6:30 PM

Watch your mailbox for official mailing

From the Board

Summer officially ended this week and Michigan weather welcomed us with Indian Summer days. Too bad the pool has already been closed. All of our buildings now have new roofs. Work is still continuing on the replacement of rotted wood on some of the chimneys and select wall areas that were discovered during the roofing. Waterproofing work is also being completed at several units and the clubhouse that experienced basement water problems during the June monsoons. Our Reserve fund will take a big hit when all the bills arrive, but this was all work necessary to keep all our homes in repair and comfortable. The new mailbox standards are in place. They are partially made with synthetic materials to insure they will last even longer than the previous stands. The real wood will be stained to match this spring after the treated timbers have been allowed to season. The date for the annual meeting has been set and any co-owners wishing to place their name in nomination for a Board position should contact PASCO before the official Meeting An-

Gutters: The June storms reminded us how important working gutters are. If you notice any of your gutters overflowing during rain storms call PASCO to report. They will be checked and cleaned or replaced with a larger size if necessary.

Community Life

Compost Carts

The City has announced that Compost Carts will be delivered to those who ordered them, the last week of September and first of October. Their arrival will make Wednesday evening cart parking by buildings #2 and #4 an even greater challenge. Carts can be placed in the street by the curbs if necessary to keep space for vehicle entry and exit. Placing your house number on all of your carts will help make sure they return to their proper stall on Thursday. The **Recycle cart** holds more than the old bins, so we should consider putting it out for collection every other week or when full. That will save the hassle of putting it out each week and help reduce the cart parking space at the

Critters

We are not the only mammals that enjoy living at Oakbrook. So far this year: 1 woodchuck, 1 raccoon, 5 opossums, and 27 skunks have been trapped and relocated. Keep your garage door closed or you might find an unwanted visitor.

Social Committee

Over 30 enjoyed the July 30th hosted by the Social committee that ended with conversation around the pool. The Committee will also provide refreshments for the Annual Meeting on November 3rd. Come early and greet and meet your neighbors.

PASCO PROPERTY MANAGEMENT

Chris Fortier or Brian Reilly 734-677-2727
2750 Carpenter Road, Suite 1
Ann Arbor, MI 48108

Landscaping

Many co-owners have done a wonderful job in planting and caring for the beds around their home. We thank them for their effort in making our community attractive. A&H did their annual trimming of shrubs and several trees were also removed. The entrance area is noticeably improved with the removal of several pines. We got a little help with that when lightning struck one of the trees resulting in a gas line break. As a result we got a free tree/stump removal from MichCon as they repaired the broken gas line. Fall Clean-up occur after the leaves are down.

Welcome New Co-Owners

Welcome to: # **Joanne Stubbs** who is in residence at 506 Galen.

Lynn Maitland is having interior work done at 555 Galen Circle and plans to move in October.

Roof Assessment

Thanks to all who paid their Roof Assessment promptly. Next year will be the final installment of that 5 year project that we will finish in 4.

Ready for Winter Reminders.

Fall is the time to prepare for upcoming cold weather **furnace filters** should be cleaned or changed. The reversal of the outdoor **air conditioner fuse** will shut down the compressor unit and save a few dollars of unneeded electrical drain. When you have pulled in any hoses used outdoors, remember to **shut off the inside valve** for each and drain the faucet to avoid possible freezing during the winter. A few minutes with a WD-40 can **lubricating the door hinges and moving parts of your garage door opener** will help insure its smooth operation this winter. Many of us have openers over 10 years old that may require some adjustments when the night-time temperatures get below freezing. Some adjustments of the travel settings will stop your door reversing or not closing fully.

Ready for a Pool Heater ?

For several years the Pool and Clubhouse Committee (which is composed of both Condo and Villa reps) has considered options for heating the pool. Many co-owners have argued that they would use the pool if it were heated /maintained to a set temperature and not subject to the temperature fluctuations of our Michigan summers. A **low-cost solar heating system** has recently been identified which would, once installed, not add any additional cost to the annual operating expense of the Pool/Clubhouse. Fortunately the sun doesn't send out bills for its heat. The system can be installed for \$7000 which works out to less than \$60/condo or villa. Any new capital expense such as adding the solar heating system, requires approval by a vote of the owners of both the Condo and Villa Associations. Our Board conducted a straw vote among condo co-owners this summer that determined there was enough interest that we could proceed to prepare a formal proposal and conduct an official vote. The proposal will also be presented to Villa owners this fall at their Annual Association meeting.

Board Meetings

The Board of Directors has resumed their normal monthly meetings at 4:30pm on the 4th Wednesday of the month at the Clubhouse. Agenda for Homeowner comments is 5:30pm.

Oakbrook Elected Directors

President-	Roy Siciliano - 913-0727 508 Galen
V-President-	Jean Gagalys - 662-1489 451 Sumark
Secretary-	Lorraine Bilich -769-0784 535 Galen
Treasurer-	Downs Herold - 665-6832 556 Galen
At Large-	Michelle Braun - 662-0406 529 Galen