



From the Board

As announced in the letter sent early this month, the Board has moved up the due date for the fifth payment on our special roofing assessment to the end of February. As mentioned at the Annual Association meeting, expenses for needed building repairs discovered during the re-roofing and the water related repairs required on several homes following the summer heavy rains exceeded our available reserve funds. We were able to pay RoofOne for two of their three invoices and hoped that they would accept our final payment this summer when the 5th Assessment payments would have been due. They were unable to obtain a line of credit so they could pay their suppliers and demanded that we pay them now. We explored getting a short-term loan, but due to new tightened banking requirements, we learned that loan expenses would exceed 10% of the amount borrowed. The decision to request the receipt of payment #5 six months early was then made and the notice sent. We are grateful for co-owners cooperation and comments we have received supporting the decision. The prompt receipt of the #5 payments will allow us to payoff RoofOne and start rebuilding our reserve funds. We expect to be able to operate within the budget approved for 2011, which did not require any increase in regular monthly assessments payments. But we also hope that all co-owners understand that by maintaining a lean reserve fund, special assessments may be again required to meet major capital expenses. Given this season's heavy snowfalls we are grateful that our snow contract is a monthly rate and not a per-push rate.

PASCO PROPERTY MANAGEMENT, INC

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2750 Carpenter Road, Suite 1
Ann Arbor, MI 48108

WINTER UPDATE FROM Oakbrook Condo Association

Emergency Contact Information

In January an elderly co-owner living alone was tragically discovered dead when a neighbor became concerned after noticing no activity. Police had to break into the home after it was determined that no one had a garage door code, key, or even emergency contact information for that address. Hopefully such a situation will never occur again, but it does point out that sharing keys and/or providing emergency contact information with a neighbor can help authorities to move promptly when necessary and avoid damaging a home by breaking in. If you do not feel comfortable leaving such information with a neighbor consider sending a notice to PASCO asking that emergency contact information be placed in your unit's file at their offices. If you maintain a security-monitoring contract, the alarm company and the local police have a contact file for you, but it is your responsibility to make sure the information is current. If you know your unit is the one that has the master water valve for your building, it also makes sense for you to leave a key with a neighbor or PASCO should an emergency situation warrant accessing your home to shut off the water.

Detroit Edison Freebees

Would you like something from DTE other than a monthly bill? They will actually mail you a FREE Energy Efficiency Kit that contains: Compact Fluorescent Light (CFL) bulbs, a LED Night Light, Insulating Pipe Wrap, a Kitchen Faucet Aerator, a Bathroom Faucet Aerator, an Energy Efficient Shower Head, Child Safety Caps for electrical outlets, and a roll of V-Seal Weather-strip. How do you get these goodies? You need computer access to the world-wide web and once there go to www.dteenergy.com, click on Save Energy, and select the My Energy Analyzer. As you work through the pages of the Analyzer you will get valuable information on the energy use and receive tips on ways to save energy. When you complete the Analyzer the free kit will be mailed to you.

Solar Pool Heater

The Condo Board has approved such and we are now waiting for the Villas Board to also approve. If so the heater will be installed prior to the start of the 2011 swimming season.

Who to Call

Co-owners are reminded to check the little blue Oakbrook Condo Association Handbook when a maintenance problem appears. The Maintenance Matrix in the booklet will guide you in determining whom to call to get the needed repairs. If after checking the matrix, you are still not sure whom to call, call Brian or Chris at PASCO for clarification.

Homeless Garage Door Opener

Alice Train ((741-1720) found a Liftmaster, model 12/08 garage door opener. Call her if you are missing one.

Community Food Drive

Food Gatherers and the Social Committee extend a big Thank You to co-owners who donated 193 pounds of food during our Holiday Food Drive in December. The committee is planning to hold another drive this summer.

Remodeling?

The presence of contractors' trucks in many of our driveways is an indicator that several of us are doing or have done some remodeling. We plan to schedule another Neighbors' Showcase this spring. Then we can see what others have done and consider possible changes for our own homes. We'll circulate more info and sign-up forms in a Spring Newsletter.

Winter Time Cautions

Please use extra caution while **driving** around our community. The snow piles have reduced visibility in some areas and slippery surfaces can mean longer stopping distances. Park vehicles in garages so that A&H can keep our drives, walks, and streets clear.

Do you have information for the next Newsletter? If so, contact Editor, Downs Herold - 764-665-6832

Seasonal Chores

Don't forget to change your **furnace filter** as needed and make sure your **humidifier** is working properly. Squeaking floors and static electricity shocks are sure signs of low humidity, which is common in winter months.

As spring thaws arrive (hopefully soon) our **sump pumps**, which have been resting most of the winter, will be needed. Dumping a couple buckets of water in your sump should activate the pump so you can determine if it's operating as intended. If you can't get it to pump, call PASCO for a work order to have it checked

If your **washing machine** seems to be taking longer to fill, disconnect the water hoses and check the little screen washers that should be at the faucet end. Scrub off any deposits on the screens or just replace the washers with new ones that can be purchased at any hardware store.

Board Meetings

Meetings of the Board of Directors are normally held monthly at the clubhouse on the 4th Wednesday of the month. Meetings start at 4:30 p.m. and Open Forum time for Homeowners requests and concerns is on the agenda for 5:15 to allow time for co-owners to better schedule around work hours. Co-owners are always welcome, but are reminded that work orders can be placed anytime with PASCO. There is no need to come to a Board meeting just to request a work order. Note: THERE IS NO MEETING IN FEBRUARY.

Oakbrook Elected Directors

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