
NEWSLETTER

Annual Meeting Summary

The Oakbrook Condo Association held its Annual Meeting on November first at the Clubhouse. Over 40 people attended and with proxies, 45 households were represented which easily met the meeting's quorum needed to elect three Board members and hear reports from Board members. **President Roy** reviewed the year's activities noting that the two buildings painted completed the 5 year painting cycle. The age of our buildings again showed as rotted wood replacement was required in many areas. He noted that due to the overall good conditions of our buildings, plans are to delay restarting a painting cycle for at least a year and any needed deck repairs and paint touchups will be done next summer. Over \$40,000 was spent this year on concrete repair, asphalt sealcoating, brick tuck-pointing, and saw-cutting the eight remaining driveway curbs so that no one has a high curb to bounce over. He reported that we are testing a new brand of gutter guard that hopefully will keep out the pine needles that have required costly gutter cleaning each year. Two front porches have also been coated with a new product that hopefully will protect their surface and save expensive replacement. He noted that water drainage will continue to be addressed in the future and drives and sidewalks repaired as required. **Treasurer Downs** commented on the distributed 2016-17 budgets and explained how use of the new Reserve Study Report led the Finance Committee to recommend a **5% increase in our monthly assessment payments** along with a one year continuation of an unchanged bi-annual additional assessment. The savings from delaying painting will be offset some by the city's announced increase in water/sewer charges, insurance premiums, and a small increase in our lawn and snow contracts. He noted that the increase was the first increase in the monthly assessment in several years and is needed to keep the Reserve fund at a reasonable level in order to have funds available when future capital expenses such as street lights, chimney caps, deck, and siding replacement must be met. He thanked the members of the The Finance Committee for their careful work and noted that it is not a closed committee and he would welcome others if they would like to participate in what usually amounts to 3-4 meetings, but with some homework required. Volunteer members of the Finance Committee are: John Jarema, Chuck Carver, Marlene Stoeffler, Susan Johnson, Jean Gagalis, Godfrey Collins, Roy Siciliano and Bill Lockwood. The committee also reviewed current information on fees being charged at other similar condo complexes in the Ann Arbor area to compare with our assessments. A formal announcement of the 2017 co-owner assessments will be mailed by Pinnacle with related information regarding payment options..

POOL & CLUBHOUSE

Karen Valvo reported for the Pool and Clubhouse Committee and noted that following a poll of Villa and Condo owners adding any sort of heater to the pool was defeated. The Pool/Clubhouse Committee, which is composed of both Villas and Condo reps, did approve the purchase of some new pool furniture and the new tables and chairs now in the Clubhouse. Upcoming expenses will be skimmer and tile repairs for the pool and replacing the building air-conditioner .

LANDSCAPING

Jean Gagalis reported that phase I of our ongoing Berm Renovation Project, funded by reserve funds, was just completed. Dead and diseased pines and bushes are being replaced with new short-needle spruce trees. Over 50 trees have been removed/replaced from areas of the berm as well as other areas in the community. She reported that a new multi-year contract has been approved with A&H for grounds and the berm renovation work. 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 and the oak trees will be pruned after a killing frost.

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. Reversing the fuse on your outdoor air conditioner control box will also save power keeping your compressor on stand-by. Reminder: Co-owners vehicles should be parked in garage or drive. **On-street parking areas** are for visitors to our community.

SOCIAL COMMITTEE

Laurie Bilich thanked other members of the committee, Lynne Brimecombe, Patricia Akmon, Mary Clark, Nancy Pickus and Jean Gagalis, for their work in hosting three parties. She noted that the one event that included residents of the Villas was well received and others will be considered. Game nights on the third Wednesday of the month have returned to the schedule and she invited others to attend these casual events designed to offer opportunities to meet and socialize.

CO-OWNER COMMENTS

When discussing pool expenses, it was mentioned that having residents provide daily chemical checks could be a potential cost savings and some responded that they would explore assuming that task. The pro's and cons of multi-year additional assessments were reviewed and it was consensus that we should stay with one-year time periods and bi-annual(March/Sept) additional assessment.

Board of Director's Elections

Bill Lockwood, Nancy Pickus, and Karen Valvo were elected to fill the open two-year terms on the Board.

Association Board Members

President: Roy Siciliano, 508 Galen
(Pool/Clubhouse) 660-7737

Vice President: Karen Valvo, 552 Galen
(Pool/ Clubhouse) 649-6047

Secretary: Nancy Pickus, 564 Galen
(Social) 761-3860

At large: Bill Lockwood, 564 Galen
(Grounds) 649-9288

Treasurer: Downs Herold, 556 Galen
(Financial, Trapper, News, Lights) 665-6832

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