

# NEWSLETTER

## *Annual Meeting Summary*

The Oakbrook Condo Association held its Annual Meeting on October 23rd at the Clubhouse. There were over 40 people in attendance and with other's proxies a quorum was met to elect two Board members and hear reports from Board members. President Roy Siciliano and Treasurer Downs Herold were reelected by acclamation. **President Roy** reviewed the year's activities noting that two buildings were painted and two are scheduled for 2014 as we move back to a 5 year paint cycle. Decks are being painted. The age of our buildings has become evident as wood replacement has been needed in many places. Concrete repair will probably be an annual expense but hopefully this year's tuck-pointing has restored our brick work where needed. Collapsed sump and gutter drains were replaced behind buildings #7 & #9 and several heavy rains demonstrated that last year's drain repairs eliminated a repeat appearance of Lake Oakbrook behind #5 & #6. Our streets made it thru another year and we are hopeful that income from our additional assessment program will have the Reserve Fund balance needed to replace the aging asphalt when we get bids next year. Roy reminded co-owners that we all can be observant so that problems such as rotted wood, disconnected or clogged gutters, or broken sprinklers are promptly repaired. **Treasurer Downs** thanked co-owners for their prompt payment of monthly and additional assessments. It was also reported that after a multiyear wait, our claim against the maker of shingles that had been on three of our buildings, resulted in a payment of \$8,000 which will help as we rebuild the reserve fund. The Finance Committee will be meeting in November and the hope is that our current rates of monthly and additional assessment payments will not need to be increased. Potential additional expenses are anticipated at garage doors and chimney caps are requiring replacement. He noted that long-time resident Godfrey Collins who moved this summer has said he would be available to continue to share his expertise as former City Manager, with the Finance Committee. Herold also noted that volunteers are welcome to serve on the Finance Committee.



## LANDSCAPING

**Jean Gagalis** reported that phase 1 of our Berm Renovation Project has been completed. Some trees were also removed from other areas in the community with sod added where needed. The pool area planters were repaired and replanted with rose bushes. Much needed crabtree pruning

was done. In all 12 front yards had work done as well as at the front entrance. Our sprinklers worked well this year with a minimum of service required and our Fertilizing contractor kept us green without a raise in price. A co-owner asked about heavy use of salt during the winter and Jean reported that we are not using rock salt but an ice removal product that is more environmentally friendly.

### Welcome New Co-owners

After over a year with no changes, we have had four new co-owners join our little section of Ann Arbor since the last Newsletter. Brian and Sue Henricksen are at 502 Galen. Bobby and Martha Speight are at 532 Galen. Karen Valvo can be found at 552 Galen and Nancy Pickus is in the next building at 560 Galen Circle. A current Co-owner list will be distributed with this edition.

## SOCIAL COMMITTEE

**Laurie Bilich** thanked other members of the committee, Lynne Brimecombe, Barbara Fachie, Jean Gagalis, and Susan Johnson for their work in hosting three parties, a Civic Night, monthly Game Nights and a community Garage Sale. They have also planned a food drive for next month and a possible joint potluck supper with the Villas in January. Interest was indicated in hosting another Civic Night and a "coffee talk with State Rep. Jeff Irwin. A suggestion for starting a Book Club will also be explored.

## POOL & CLUBHOUSE

**Jeff Nicholls** reported that a small refrigerator, some new folding chairs, and a folding table have been purchased for the Clubhouse along with some new lounge chairs for

the pool area. The pergolas will have wood replaced and be painted. The pool gate was re-keyed and the lock repaired. The Pool/Clubhouse Committee, which is composed of both Villas and Condo reps, is hoping the 22 year-old furnace and air conditioner last a few more years. Solar heating for the pool was again discussed and Condo owners were encouraged to lobby Villa residents to encourage the Villa's Board to also approve the addition of a solar heating system for the pool.

## FOOD DRIVE SCHEDULED

The Social Committee has scheduled a pre-holiday food drive for **November 16th from 10:00am to 2:00** the the Clubhouse. Stop by with your donations which will be distributed by Food Gatherers.

## BYLAWS & MASTER DEED

**Chris Fortier**, our property manager from PASCO passed out copies of corrected pages for the Oakbrook Condo Master Deed. The corrections replace two sections of the Master Deed where two units were incorrectly described and their percentage of values were incorrect. It was also announced at the meeting that our Bylaws are being reviewed and an apparent conflict regarding betterments/improvements will be removed.

## PASCO PROPERTY MANAGEMENT

CHRIS FORTIER 734-677-2727 2750 CARPENTER ROAD, SUITE #1

ANN ARBOR, MI 48108

## SEASONAL CHORES

Don't forget to change your **furnace filter** as needed and check to see that your humidifier is operating. You may want to replace the media. If you reverse the **fuse** in the outdoor air conditioning box, you will save the power that is not needed to warm the compressor oil which won't be running this winter. Now is also a good time to turn off the inside valve for your **outdoor faucet** so it can be drained when you move your **hose** to the garage. Planter boxes and outdoor pots should be emptied and also moved inside. Compostable pickups continue into November, so dead plant material can be disposed of along with any withering pumpkins.

## ROSTER & E-MAIL LIST

A current co-owner **Roster** is included with this Newsletter edition. It is intended for the private use of our residents. If your listing is incorrect please let Downs Herold @ 734-665-6932 so we have up to date information. Please don't share this information outside of our community. We also have a group e-mail list that is infrequently used to send out crime alerts or news of upcoming community events. A copy of the Newsletter will be sent to those on the list. If you do not also receive a copy of this Newsletter via email, and would like to receive such email, just send an email to Downs @ [jdherold@comcast.net](mailto:jdherold@comcast.net)

## Association Board Members

**President:** Roy Sicilianno, 508 Galen  
734-913-0727  
**Secretary:** Laurie Bilich, 535 Galen  
734-769-0785

**at Large:** Jeff Nicholls. 557 Galen  
734-996-8167

**Vice President:** Jean Gagalis, 451 Sumark  
734-662-1489  
**Treasurer:** Downs Herold, 556 Galen  
734-665-6832

## GARAGE DOORS

Colder weather will have our garage door openers moaning and creaking. You can make their job easier by spraying all hinges, and guide wheels and bearings with WD-40. A coating of WD-40 on the spring(s) themselves also helps lengthen their lives. Our doors are showing their age and will be replaced when they can no longer be safely raised and lowered. Our maintenance matrix shows that garage door openers are co-owner's responsibility but the doors themselves are an Association responsibility.

## UNPAID ADVERTISEMENT

A holiday **Craft Sale** will be held at the Clubhouse on December 6 and 7.

## BOOK LOVERS GROUP

At the Annual Meeting, interest in forming some sort of Book Club was expressed. If you might be interested in participating with such a group, let **Barbara Fachie** know at 663-5275 or [fachieazb@comcast.net](mailto:fachieazb@comcast.net)

## MASTER DEED CORRECTION

The amendment to correct two unit's listing and percentage of value in the Master Deed distributed at the Annual Meeting will replace info on page 9 and 10 in the deed and page 7-9 in the plat section. Copies will be mailed to those who did not attend the meeting.