

NEWSLETTER

Annual Meeting Summary

The Oakbrook Condo Association held its Annual Meeting on October 29th at the Clubhouse. There were over 40 people in attendance and with 6 other's proxies a quorum was met to elect three Board members and hear reports from Board members. Vice President Jean Gagalis, Secretary Laurie Billich and Karen Valvo were elected by acclamation. **President Roy** reviewed the year's activities noting that two buildings were painted and two are scheduled for 2015 as we move to complete a 5 year paint cycle. Decks are being repaired and painted as the buildings are being painted. The age of our buildings is showing as wood replacement has been needed in many places. Concrete repair will continue to be an annual expense and hopefully this year's tuck-pointing will repair our brick work where needed. Roy thanked co-owners for their cooperation during the repaving of our main streets which not only produced a quality surface but even came in under budget. Plans are to patch and seal coat all our remaining asphalt drives in 2015 which will give all our asphalt a uniform black color. Roy also noted that we will be getting estimates on completing driveway curb cuts for co-owners who have not had this done previously. **Treasurer Downs** thanked co-owners for their prompt payment of monthly and additional assessments. He reported that the Board had approved recommendations from the Finance Committee establishing the 2015 budget at the same level as 2014 which results in co-owner monthly and additional assessment **payments will remain unchanged**. He did note that the additional assessment that was approved in 2011 for five years will end with the second payment in September 2015. This means that the the Finance Committee will be faced next fall with recommending increases in monthly assessments, approving a new additional assessment, and/or a combination of the two in order to insure adequate income for our operating expenses and maintaining an adequate reserve. Plans are to revise our Reserve Fund Study and to obtain current information on fees being charged at other similar condo complexes in the Ann Arbor area. Ongoing expenses are anticipated as garage doors, siding, and chimney caps are requiring replacement. He reported that long-time resident Godfrey Collins who moved last summer made good on his promise to continue to share his expertise as former City Manager, especially as we worked with the concrete and paving contractor. Herold also thanked volunteers; John Jarema, Chuck Carver, Marlene Stoeffler, Susan Johnson, Jean Gagalis and Bill Lockwood who served on the Finance Committee.

LANDSCAPING

Jean Gagalis reported that phase II of our Berm Renovation Project has been completed. Aging pines are being replaced with new spruce trees. Twenty-two trees have been removed from areas of the berm as well as other areas in the community. She thanked co-owners who have maintained their yards so that they look as good as the professionally installed front entrance. A

new three-year lawn/snow contract has been approved with an increase brought about primarily due to a substantial increase in road salt costs.

Welcome New Co-owners

The real estate sale boom that started last fall has continued with some new co-owners and two other units currently listed. Mike and Patricia Akmon are at 457 Sumark. Bobby and Martha Speight are now at 536 Galen. Bill McPherson and Judy Stuart plan to be settled at 555 Galen by 2015. Scott Ciarkowski has moved into 534 Galen. 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 two parties, Civic Nights with our Mayoral candidates, , and a community Garage Sale. Game nights will not be scheduled this fall/winter but a Greek Night winter party is being planned to help fight the winter blahs. Nancy Pickus has agreed to take Barbara's place after they move this spring.

POOL & CLUBHOUSE

Roy Siciliano reported for the Pool and Clubhouse Committee. The pergolas have had wood replaced and will be painted in the spring. The entire building is also scheduled for painting in 2015. The pool gate needs repair and new keys may be required next summer. The Pool/Clubhouse Committee, which is composed of both

Villas and Condo reps, is hoping the 23 year-old furnace and air conditioner can be replaced yet this year. Solar heating for the pool was again discussed and Condo and Villa owners will be called to a joint spring meeting to hopefully approve the addition of a solar heating system for the pool.

SEASONAL CHORES

Now is the time to change your **furnace filters** and check to see that your humidifier is working. Last year's freeze broke an **outdoor and a garage water faucet** that had not been shut off and drained, so make sure your's are turned off inside. 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. Reminder: Co-owners vehicles should be parked in garage or drive. **On-street parking areas** are for visitors to our community.

Association Board Members

President: Roy Siciliano, 508 Galen

Vice President: Jean Gagalis, 451 Sumark

734-660-7737

Secretary: Laurie Bilich, 535 Galen
734-769-0785

Treasurer: Downs Herold, 556 Galen
734-662-1489
734-665-6832

at Large: Karen Valvo, 552 Galen
734-649-6047

PASCO PROPERTY MANAGEMENT

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

ANN ARBOR, MI 48108