
NEWSLETTER

Annual Meeting Summary

The Oakbrook Condo Association held its Annual Meeting on October 24th 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 Board members' reports. Minutes from the 2017 Annual meeting were approved as distributed. **President Downs** opened his remarks noting that his goal for this year was to "Keep Oakbrook Great Again" and he feels we have been successful. He noted how pleased the Board has been with the numbers of co-owners who have volunteered to serve on various committees and provide valuable feedback and recommendations to the Board. His review of last year's activities started with neighbor relations and reported that an agreement had been approved by both the Condos and Villas regarding the easement between our units. Stop signs were placed at the Galen/Sumark corner and the Little Free Library by the clubhouse is being enjoyed by condo and villa residents. A Book Club has also been formed with a membership of around 20 representing both Associations. Relations with Cranbrook Center owners have been involved with ongoing complaints regarding disturbing noise levels coming from the AirTime Center and ABC Warehouse. He thanked co-owners for contacting Pinnacle direct with work order requests and noted that our first call repair guy, Bob Sharp's back pain has limited his recent availability. Copies of a Revised Co-Owner Booklet were distributed and a request for emergency contact information. He noted the new entrance signs now had solar lights and reported that the streetlight by the clubhouse was scheduled soon for replacement as a replacement post had to be made. Street lights have now all been rewired and most have been converted to LED bulbs when old bulbs burn out. Our usual assortment of wildlife expanded as a fox was encouraged to stop visiting under an Oakbrook deck and four bats were evicted from units. New larger gutters were installed in specific locations and runoff redirected. Several areas have been identified for improving runoff next spring/summer. Asphalt cracks will be sealed before winter and two asphalt projects are scheduled for next year as part of our ongoing desire to keep water out of basements. Garage engineering reports and recommendations were used in preparing a policy statement on garage floor repairs that was included in the Co-owner Booklet.

POOL & CLUBHOUSE

Karen Valvo reported that Tony Weldy, Villa's Assoc. President, upon certification, was hired for our annual pool service/maintenance work at a rate less than previously paid. The pool opened on time and remained open a week after Labor Day, but inspection this year identified pool and deck work that would need to be done prior to opening next year. The pool marcite plaster coating will be replaced in May and deck surfaces and drains repaired as well. Plans are also being made to have a new pool cover made for next fall/winter that will hopefully extend the life of the new marcite surface. The estimated budget impact of the planned work will be \$13-16,000. The Clubhouse carpet was replaced with waterproof laminate flooring. Interior painting and new window blinds are on the committee's wait list.

SOCIAL COMMITTEE

Nancy Pickus thanked other members of the committee, Lynne Brimecombe, Patricia Akmon, Mary Clark, Elinore Sommerfeld and Jean Gagalas, for their work in hosting their events. There were 5 Game Nights over the summer with Villa residents also attending. There were 3 potluck dinners scheduled with a 4th scheduled for Oct. 28th. She also mentioned the installation of the Little Free Library, Book Club starting and the scheduling of a Community Garage sale. She also invited any co-owners to join in the committee.

SEE OTHER SIDE

GROUNDS

Bill Lockwood reported that it had been an interesting year where the wet weather continued to impact snow removal and repair and care of our lawns. Thursday mowings were frequently postponed to Fridays and often damp areas bypassed. He noted that we've already been notified that imported salt could increase our snow removal costs again this year. He displayed a reusable display board of our complex that will be used with the committee in preparing community landscape plans for 2020. Several co-owners have been active with grounds subcommittee meetings examining options for new plantings throughout the community. Decisions replacing older trees on the berm and lawn extensions need to be made. Group walks have been conducted with co-owners along the berm, our common border with the Villas, and the Oakbrook Park. Extensive conversations will continue to get the input needed to work toward a satisfactory landscape plan for the whole community. Membership on the committee is always open.

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 close your **main water valve** when you know you'll be away for even a few days. WD-40 sprayed on your **garage door** hinges, springs and wheels will help keep your door operating smoothly. **Planter boxes**, pots and hoses should be moved indoors. Report any overflowing **gutters** so that they can be cleared before they fill with ice. Reversing the fuse on your outdoor air conditioner control box will also save power. Our recent rainfall has probably brought your sump pump into action. If not, try pouring two or three buckets of water over the pump and if it doesn't start, it should be checked. If you haven't flushed your hot water tank in a while, you might do so. Using a drain hose to your sump from the tank allows you to check your sump pump at the same time.

TREASURER'S REPORT

Elinore Sommerfeld reviewed the distributed copies of the Condo's Annual Budgets that showed past budgets for 2017, 2018 and the approved 2019 budget. She reported that without some unforeseen expenses the '18 budget should close as shown. She thanked the other committees for their valuable input that was considered by the Finance Committee when they considered the 2019 expenses. The Board has approved the recommended budget calling for the 6% expenses growth and a 6% monthly assessment increase. A one year special assessment was approved at rates unchanged from 2018. Pinnacle will be mailing info on our 2019 Assessment payments.

CO-OWNER COMMENTS

Cranbrook Center noise situations, special assessment need and lengths, and investment options for Association Reserve funds were raised by co-owners.

Board of Director's Elections

Bill Lockwood, Nancy Pickus, and Grace Stewart were elected to fill the open two-year terms on the Board. Karen Valvo was thanked for her years of service. Board officer selections and committees will be determined at their November meeting.

Association Board Members

Downs Herold, 556 Galen
734-665-6832
Bill Lockwood, 564 Galen
649-9288

Grace Stewart, 502 Galen
929-5626
Elinore Sommerfeld, 439 Sumark
715-605-2288
Nancy Pickus, 560 Galen
761-3860

PINNACLE CONDOMINIUM MANAGEMENT

JEFF LEONARD 734-222-3700 2320 WASHTENAW AVE, SUITE #200 ANN ARBOR, MI 48104

BITS & PIECES

Revised Co-owner Booklets: The new booklets (Blue) distributed last month are similar to previous editions but also have the **Garage Floor Policy** listed as well as the recent list of **contractors** used by Oakbrook owners. The location of the **master water valve** for each building is also noted on page 3. If plumbing work in your unit may require shutting off the building water, contact the co-owner where the master valve is located. Each unit also has a master water valve for all your water that should be used when plumbing work requires such. If you don't know where your unit's water shutoff valve is located contact management so it can be located and tagged for your use. Your old yellow book can go to your recycle cart.

Power Shutoffs: When checking with DTE following an unannounced power shut-off, we learned that advance notice of such actions is usually only sent to co-owners who have notified DTE of their **special needs** such as oxygen generators, medication refrigeration, CPAP machines. etc. If you feel your power needs qualify, call DTE and request that your address be included in advance shut-off notices.

Emergency Contact Information: If you have not yet completed and returned your Emergency Contact Sheet to Pinnacle please do so. It is our hope that we will rarely need to use this information, but having the information on file should eliminate the need to break into a unit in an emergency situation. Leaving a key with a neighbor can also make life easier when you accidentally lock yourself out when putting your trash or mail out.

Broken Windows: If you have a half round window in your unit you can hopefully avoid an expensive replacement cost if broken by a bird collision. These windows are not protected by screens and often appear clear/open to our flying friends. Placing a colored **M** sticker on the window or a plant or small figurine just inside the window will signal "no fly zone" and help avoid a breakage.

Little Free Library: Cold weather and increased time for reading a good book has been stimulating visits to our little free library at the Club House. If you haven't been by and found a book to take home and read, stop and check it out. It's also a good place to leave a book you recently finished. While there, walk up to the Club House door and check out the new flooring. The new tables and chairs added last year, like the flooring have helped increase **Club House Rentals** which are scheduled with Pinnacle.

Moen Faucet/Shower Valve Cartridges: We recently discovered that Moen is like Zippo in providing a lifetime product guarantee. Our builder used Moen for sink and shower valves in most of our homes. If you have a sink or shower that's turning on and off with difficulty, the 20+ year-old cartridge probably needs replacing. A call to Moen with your model information etc, is all it takes for them to send you free replacement cartridges that retail at local hardware stores for \$25-30. Stadium Hardware will even loan you a cartridge-puller tool that helps in replacing an old cartridge.

Modification Request Forms: Reminder that if you are planning any modification to your home, such as a new storm door, replacing windows, adding a tree or shrub, an emergency generator, TV dish, sky light, exhaust fan, or porch screens, a modification request form needs to be submitted prior to the start of any work.

An Updated Co-Owner Directory is being sent with this Newsletter.