



# Brookside of Livonia

## *Summer/Fall 2008 Newsletter*

---

### **Board of Directors**

President - Mary Slater  
Vice President - Homer Shepherd  
Secretary Treasurer - John Waterworth  
Member-at-Large - Dale Devitt  
Member-at-Large - Jim Williams

### **Property Manager**

Jim Theunick  
Property Services Group, Inc.  
1495 Maple Way, Suite 100  
Troy, Michigan 48084  
Phone: 248-637-9800, x22  
Fax: 248-637-3280  
Email: [jtheunick@propserv.com](mailto:jtheunick@propserv.com)

### **Brookside of Livonia Web Site**

Check out the updated Web site for Brookside of Livonia . . .

[www.brooksideoflivonia.org](http://www.brooksideoflivonia.org) . . .

You can also find a link to the site on the City of Livonia Web site ([www.ci.livonia.mi.us](http://www.ci.livonia.mi.us)). Look under "Community" and "Neighborhood Associations." Please let us know what you think, and e-mail us your ideas . . .

### **Alteration & Modification Requests**

Enclosed with this newsletter is a copy of the Association's Rules and Regulations. The Board, acting on behalf of the Association, reviews all modification requests to ensure proposed changes preserve the continuity of our community and do not conflict with the bylaws of the Association.

### **Staining Villa Decks**

The Villa decks will be stained this year shortly after Labor Day. The Board will be selecting a contractor to do this work, and a separate notice will be sent when additional information is known.

### **Fountain Status**

A new aeration fountain has been installed in the retention pond behind the Estates. This fountain will help keep the pond clear of algae, odors and mosquitoes, to the benefit of the entire community. The fountain will begin operating as soon as the electrical line to the pond is energized.

### **Tree Replacement Status**

Tree replacement has begun throughout the community. Stumps have been removed and some trees have been replaced. We are waiting for Steinkopf Nursery to complete the replacement of dead trees they installed last year. It has been determined that the maple trees in front of the Villas are too mature to move. Instead, they will be trimmed, as required.

(OVER)

## **Thanks !!!**

A hearty thanks to Villa resident Roy Hybl, who has done a wonderful job of maintaining our entrance courtyard and the fertilization of our trees.

## **Egress Windows**

As a reminder, maintenance and repair of egress windows is an owner rather than an Association responsibility. This includes any soil erosion that may be occurring around the egress window well. Egress windows at Brookside were originally installed by Antonelli and Associates (Art Antonelli). Antonelli can be contacted at 248-478-7110 for any needed maintenance. Also, C&G Property Services (Bob Golota) which performs the lawn maintenance and snow removal at Brookside can repair any erosion around the egress windows. C&G can be reached at 248-374-9404.

## **Villa Siding Repairs**

Repairs have been made on some of the Villas that were missing pieces of siding, and other units will be repaired in the near future. If you have any issues with siding, please let Jim Theunick know.

## **Future Association Correspondence**

The Board plans to do quarterly newsletters, and would like to know what information you would like to see in future issues. Please send your ideas to Jim Theunick. Also, any resident who would like to receive newsletters and other Association correspondence via e-mail, please send your e-mail address to Jim Theunick. You can e-mail Jim at [jtheunick@propserv.com](mailto:jtheunick@propserv.com).

## **Fall Informational Meeting**

The Board of Directors is planning an informational meeting for residents in October. A meeting notice will be mailed to you with the date, time and location. If you have questions or concerns you would like the Board to address at the meeting, please contact Jim Theunick by Sept. 30, 2008.

## **Glass Block Windows**

A number of residents have expressed an interest in replacing their basement windows with glass block windows. If you would like to have glass block windows installed, please send a modification/alteration request to Jim Theunick. If you don't already have a licensed, insured contractor in mind, Jim has an approved contractor list.

## **School Reopening**

The former Tyler Elementary School, which is located east of Brookside, will be reopening in the fall of 2008. The school, which closed two years ago, will reopen in September as the new Webster Elementary School, which hosts academically talented students and children with special learning needs. The former Webster School, which was located near 5 Mile and Newburgh, was closed due to an arson fire this past year.

## **Sump Pumps**

Please check to make sure your sump pump is working. If you have not heard it running recently, please pour water in the well to get the pump to run. If you have any problems with your sump pump, please contact Jim Theunick.

# Brookside of Livonia Financial Information

## Villas

### 2008 Balance Sheet (June)

Current Assets	11,633
Cash	- 2,826 <sup>1</sup>
Prepaid Exps	2,580
Accts Rec	11,879
Long Term Assets (Reserve)	4,862
<b>Total Assets</b>	<b>16,495</b>
Current Liabilities	15,598
Accts Pay	11,300
Accrued Exps	4,298
Long Term Liabilities	0
<b>Total Liabilities</b>	<b>15,598</b>
<b>Equity</b>	<b>897</b>
<b>Total Liabilities &amp; Equity</b>	<b>16,495</b>

<sup>1</sup> Negative Cash implies that Reserve Funds are being used for operating expenses.

### 2008 Income Statement (YTD)

<b>Total Revenue</b>	<b>72,990</b>
Income	70,680
Other	2,310
<b>Total Expenses</b>	<b>69,440</b>
Admin Exps	9,187
Utilities	9,287
Maint & Repair	37,906
Insurance	8,198
Reserve Funding	4,862
<b>Profit/Loss</b>	<b>3,550</b>

## Estates

### 2008 Balance Sheet-Estates (June)

Current Assets	6,518
Cash	3,238
Prepaid Exps	1,322
Accts Rec	1,958
Long Term Assets (Reserve)	949
<b>Total Assets</b>	<b>7,467</b>
Current Liabilities	2,697
Accts Pay	465
Accrued Exps	2,232
Long Term Liabilities	0
<b>Total Liabilities</b>	<b>2,697</b>
<b>Equity</b>	<b>4,770</b>
<b>Total Liabilities &amp; Equity</b>	<b>7,467</b>

### 2008 Income Statement (YTD)

<b>Total Revenue</b>	<b>12,008</b>
Income	10,905
Other	1,103
<b>Total Expenses</b>	<b>10,651</b>
Admin Exps	3,729
Maint & Repair	5,201
Insurance	772
Reserve Funding	949
<b>Profit/Loss</b>	<b>1,357</b>