

# Brookside of Livonia

## A Condominium Community

Quarterly Newsletter  
4th, 2008

### Board Officers

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 Website

Check out the updated website for Brookside of Livonia. Please let us know what you think, and email us your ideas.

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

You can also find us on the City of Livonia website ([www.ci.livonia.mi.us/](http://www.ci.livonia.mi.us/)). Look under "community" and "neighborhood associations".

### Alteration & Modification Requests

Please use the Alteration & Modification Request form if you are considering a change to the exterior of your Villa home. The Board, acting on behalf of the Association, reviews all requests. The Board wants to make sure that a proposed change does not conflict with the bylaws of the association and to preserve the continuity of our community.

### Staining Villa Decks

Supreme Deck Restoration has stained the Villa decks.

### Fountain Status

The new fountain has been installed and has been in operation for the past several months.

### Tree Replacement Status

All dead trees and landscaping have been removed. Replacement landscape will be completed next year.

### Villa Siding Repairs

Most siding repairs have been completed. Please let Jim Theunick know if you have any siding issues.

### Email

For Co-owners who would like to receive future newsletters and other association correspondence via email, please send your email address to Jim Theunick. His email is: [jtheunick@propserv.com](mailto:jtheunick@propserv.com)

## **Glass Block Windows**

Please send a modification/alteration request to Jim Theunick, if you would like to replace your basement windows with glass blocks. If you don't already have a licensed insured contractor, Jim has an approved contractor list.

## **Sump Pump**

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 sump pump to run. If you have any problems with your sump pump, please contact Jim Theunick.

## **October 2008 Association Information Meeting**

### Financial Status

Monthly association fees for the Estates will remain at \$65 for 2009. Monthly association fees for the Villas will increase to \$175 for 2009. The primary reason for the increase is to fund the Reserves for items like painting, deck finishing, mulch, and road maintenance.

### Egress Windows

Some egress window covers do not open easily. Can foam be added to the cover to close the gap between the cover and well to prevent debris in well? R. Hybl is looking into these issues. The Board will provide information to assist the co-owner in fixing their egress windows.

### Painting Villa Units

The Board is currently planning to paint all units in 2011. The paint on some units may not last until 2011. The Board will consider painting some units before 2011 (oldest buildings first, newest buildings last). Some front entrance doors may need re-painting next year.

### Front Porch Cement

Some Villa units have front porch cement that is cosmetically unattractive. The Board will investigate options. If you have any suggestion on how to repair the cement, please contact Jim Theunick.

### Mosquitoes

The ponds are treated with an organic material to minimize mosquitoes.

### Signage

The Board is planning to install signs for No Solicitation in 2009.

### Villa Deck Gates

Many deck gates are sagging due to inadequate hinges and mounting screws. The co-owner is responsible for getting the deck gate repaired. The website has suggested information on how to repair the deck gate. Or, please contact Jim Theunick for information if you are unable to gain access to the website.