

# Brookside of Livonia

## A Condominium Community

Quarterly Newsletter  
3rd, 2009

### Board Officers

President - Mary Slater  
Vice President - Homer Shepherd  
Secretary Treasurer - John Waterworth  
Member-at-Large - Dale Devitt  
Member-at-Large – Greg Razook

### 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.

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

### 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. Violations of the by-laws have been and will be pursued by the Board.

### 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.

## **Questions/Concerns/Problems**

The Board is reminding you to submit your questions, concerns or problems to our Property Manager, Jim Theunick. He will collect this information and pass it onto the Board. The Board wants to know what you think about their handling of Association business.

## **Dog Care**

The Board has recently received several complaints from co-owners about dog use of the lawn. Co-owners with dogs must pick up their dog's feces. Dogs should not urinate on the lawn adjacent to any of the roadways. It is preferred that dogs urinate on the lawn in back of their unit. Co-owners should dilute urine spots with water to prevent uneven growing spots or dead spots.

## **Landscape**

The Board has approved fixing the landscape along Farmington Road. Grass will be trimmed around the landscape beds and mulch will be added.

The Board has approved to expand the irrigation system into the Villas landscape beds. Misters will be added. The center units will have the downspout extended to the lawn. The end units will have the downspout trimmed and secured to the black diamond edging. Black Diamond edging will be added or repaired/replaced as needed, including along the sidewalk leading up to the porch. Mulch will be added to the Villas landscape beds in the spring of 2010.

The Board has received several quotes to fix landscape issues. A contractor will be selected and the work will begin soon.

## **Awnings**

The Board and Mr. Ray Plante (32957 Brookside Circle) have been interviewing contractors for retractable awnings for the Villas decks. It is the goal of the Board to develop awning specifications (color and style) so that co-owners can work with any of the contractors to get an awning, if they choose to do so.

## **Wetlands**

The wetlands on the southwest corner of our complex have been mowed by some of the co-owners. This is in violation of City, County and Environmental Protection laws. The Board has met with several co-owners to discuss the issues pertaining to mowing of the wetlands. The Board or the Association cannot resolve this matter. The co-owners will have to resolve their issues with the City or County. If the Association is fined, the fine will be charged equally to the accounts of the violators.

## **Jack's Home Painting**

Freshen up a room with a coat of new paint! Reasonable rates. Neat and tidy interior painter looking for some extra work due to layoff from our slumping auto industry. You buy the paint and I'll do the work. Also available for odd handyman jobs, plumbing, electric, wallpaper borders, adding phone lines etc. Free quotes, call anytime.

**Jack Dudenhoefer**  
**33000 Brookside Ct.**  
**248-217-8651**

## **BrooksideOfLivonia.org**

Be sure to visit our website for copies all Rules and Regulations, Alteration Request Forms, copies of Newsletters and General Information regarding our Association. Any items you want to sell can be listed here as well as on Craig's List. Feel free to get online with our Blog and let others know what you think about any legitimate subject. It's all there for you! Google Brookside Livonia for the homepage if you are out and can't remember the URL.