

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

Brookside of Livonia Website

Check out the updated website for Brookside of Livonia.

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

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.