

# Brookside of Livonia Condominium Newsletter

New for July, 2011, general news and what's coming up. A reminder

We had a problem with some Security Signs being inserted into the Planting Beds in front of some of the Units. This was against the Rules and Regulations so letters were sent out. One Member called Martha and said she lives alone and would like to keep it. That is within the powers of the Board, we changed it to 1 sign in the planting bed in front of the Unit by the steps. We are 100% in compliance, Thank You. Now all the crooks know where to look.

This Fall we are having all the Decks stained, the same color and by the same Company as last time. Please enjoy using your deck this Summer. Sometime before the Decks will be stained we will ask you to clear everything off your Deck prior to a certain date. If you cannot clear off your Deck call Martha to arrange for help at a nominal cost. If the Deck is not cleared 2 days before the start of work on the Deck the Deck will be cleared. The people that move the items left on your Deck will not be responsible for any damage and you will be charged a nominal fee. All holes in the Deck or damage to the Deck will be repaired at the Member's expense.

Oil stains are getting to be a problem this year. Martha has instructions on how to remove oil stains and will send them to you via e-mail or snail mail. Martha is our Property Manager and your "Go To" person. Use the Contact Information to reach her;

## **Management Company Contact Information**

**Marcus Management Inc.**

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Please read the Rules and Regulations on our website, [www.brooksideoflivonia.org](http://www.brooksideoflivonia.org) and follow them. They are there for the benefit of all of us. Only a small number of people are ignoring the Rules and Regulations and we are trying to correct that. As we had a Brookside Member say "We don't want something that looks like Detroit", I know what they mean. We are finally recovering from a series of Bankruptcies and Foreclosures. The Health of Brookside is getting better and we can all take credit for that, some more than others, but all of us are together in Brookside. As the Rules and Regulations say;

"Condominium living is like a marriage . . . for better or worse, we are connected with other owners. That means that life in a condominium community comes with some necessary constraints on behavior and individuality. That's something we all understood and agreed to when we purchased at Brookside of Livonia. All condo communities have rules and regulations – some of which may seem restrictive to those who have moved from private homes. But the rules are intended to protect our legal rights as owners . . . to maintain harmony among neighbors . . . and most importantly, to protect our investment."

Beginning in October Brookside will start to replace plants lost due to heat and walk repairs. Brookside will also examine planting areas with the intention of returning them to the original layout as described in our original Landscaping Layout which was approved by the City of Livonia and as there are no Alteration/Modification Forms approved for Villas Units the result will be that all plant material that has been placed in these beds without authorization will be removed. We are prepared to support the existing plant material but other plant material may be undesirable for many reasons. If you do have plant material that does not belong in these beds please remove them if you wish to keep them elsewhere. Any plants that reappear will be removed without warning.

Plant material or other items other than TV Dishes in the rocks in the rear of the Unit should be cleaned out prior to the end of October date. This includes items stored in the area behind the Units. These are General Common Elements and may not be used for storage or planting material. At the same time we will inspect for and remove unused Dish antennas, any material fastened into the brick or mortar between the brick unless it for an approved Alteration/Modification, such as improved Egress Window Hinges allowed by Brookside. Any material left in the rocks in the back of the Units after October will be considered abandoned and removed at the Member's expense. Put anything you have stored there somewhere else or ask for help to sell it through Craig's List.

## **Landscaping**

### **Annual Flowers/Plantings:**

No owner shall perform any landscaping or plant any trees, shrubs, flowers, etc. in the common elements – including the landscaped area immediately in front of each unit. The following items (with size and number restrictions) are permitted for displaying seasonal flowers:

- One (1) pot or planter (no more than three (3) feet tall) may be placed on an owner's front porch.
- One (1) pot or planter may be placed immediately under the unit address, next to the garage door. Planters can be no more than three (3) feet tall, and can be displayed from May 1 to November 1.
- Each unit may place one "Shepherd's Hook" (for hanging flower baskets) in the mulched area in front of the unit.

Brookside has passed a new Rule regarding Bird Feeders. They will not be allowed on Brookside property. In order to make it easier for everyone the time this Rule is to take effect is Monday August the 15<sup>th</sup>. The increase in bird presence and areas needing cleaned have increased. The bird droppings are also not a desirable feature. "Some people are more likely than others to get diseases from birds. A person's age and health status may affect his or her immune system, increasing the chances of getting sick. People who are more likely to get diseases from birds include infants, children younger than 5 years old, organ transplant patients, people with HIV/AIDS, and people being treated for cancer. Special advice is available for people who are at greater risk than others of getting diseases from animals."

Some people have been putting long hangers off the Deck in the Villas Units. These hangers clamp onto the Deck Handrail and therefore are attached to the Deck and not allowed. These long hangers also substantially change the appearance of the Unit which is covered under the Bylaws and the Rules and Regulations. Please remove any Birdfeeders and any of the long hangers by Friday, July 29<sup>th</sup>. You can apply for a Alteration/Modification Request Form for these hangers. If you apply for installation of these hangers please specify what you plan on hanging from them, whether they will be turned in or out and how many you would like to have.

Your Brookside Board – Comments welcome on our website.