

Brookside of Livonia

A Condominium Community

Newsletter

May, 2011

Board Officers

President – Homer Shepherd
Secretary Treasurer - John Waterworth
Member-at-Large - Dale Devitt
Member-at-Large – Greg Razook
Member-at-Large – Tom Cash

Property Manager

Ralph Marcus
Martha Saum
Marcus Management, Inc.
28545 Orchard Lake Road
Suite A
Farmington Hills, Michigan 48334
Phone: 248-553-4700
Fax: 248-553-4750

Villas Deck Staining

The Villas decks will be re-finished this year. The Board has requested that the work be done after Labor Day, but Marcus Management needs to determine the availability Supreme Deck Restoration. This company did our decks 3 years ago. Supreme Deck Restoration will apply the same stain that is currently on the decks. Marcus Management will provide more information as to when the work will be started, and what the co-owners need to do to prepare for this work.

Villas Building Painting

The Villas building painting will begin this year and will be finished next year. Below is the schedule for building painting, by address.

| <u>2011</u> | <u>2012</u> |
|----------------------------|----------------------------|
| 32900, 32902, 32904, 32906 | 32908, 32910, 32912, 32914 |
| 32901, 32903, 32905, 32907 | 32909, 32911, 32913, 32915 |
| 32948, 32950, 32952, 32954 | 32916, 32918, 32920, 32922 |
| 32956, 32958, 32960, 32962 | 32917, 32919, 32921, 32923 |
| 32949, 32951, 32953, 32955 | 32924, 32926, 32928, 32930 |
| 32957, 32959, 32961, 32963 | 32925, 32927, 32929, 32931 |
| 32965, 32967, 32969, 32971 | 32932, 32934, 32936, 32938 |
| 32973, 32975, 32977, 32979 | 32933, 32935, 32937, 32939 |
| 32981, 32983, 32985, 32987 | 32940, 32942, 32944, 32946 |
| | 32941, 32943, 32945, 32947 |

The trim, garage door, and main entrance door will be painted for each unit. Marcus Management is working on the schedule with City Wide (paint contractor), and will provide further information to the co-owners.

Landscape Beds

Pre-emergent will be applied to the annual flower area of the landscape beds to prevent weeds. Work has begun on replacing the dead and missing landscape items in the beds. The landscape company has recommended adding mulch to the landscape beds, and the Board is evaluating the recommendation.

Annual Flowers

The annual flowers will be planted in June at the main entrance and in the Villas landscape beds (end units).

Lawn Fertilization

A plan has been established for improving the lawn condition, and the work has begun. Hopefully, the weather will cooperate this summer, so that, we can see improvement in our lawn. There are 12 Villas units with sink holes in the lawn. A plan has been approved to improve drainage, adjust the grade, and add Hydroseed.

Villas Walkway Leveling

Many of the Villas walkways have leveling issues. Some are worse than others. Two were fixed last year, and seem to remain level. A plan has been approved to fix the worse case ones this year, with the remainder being fixed next year.

Estates Islands

MMI is working with a company to provide design proposals for the Estates islands. The Board has requested that the design proposals be made assuming no in-ground irrigation. Watering, other than rain, will be done manually.

Security Sign

Based on feedback from the Villas co-owners, the Board voted to allow 1 security sign to be placed in the landscape bed (common element) adjacent to the front entrance steps.