

Co-owners are you interested in serving our community as a Board Member? For details regarding duties & time commitment, please contact AMI property manager Paula Granowicz. Thank You!



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Hello Co-Owners,

In this Newsletter we would like to address a few of items that always seem to come up in the Spring & Summer season. As always, please take a moment to review the policies in this issue, and if you are renting your unit, be sure to share the information with your tenants.

Portable Grill Policy – Attached is a letter dated 4/11/2021 that explains the reasoning behind this policy. Please take a moment to review the letter and the policy below, as found on Page #4 of the Rules and Regulations:

1. **All open flame charcoal, wood or LPG gas grills are prohibited from being used or stored on all balconies within the Atwater Commons Condominium grounds.**
2. **Charcoal, electric and LPG gas grills only can be used on the ground floor but must be kept at least ten (10) feet from combustible materials including but not limited to trees, plants, brush, and all sides of the building.**
3. **After use, grills can be allowed to cool down near garage areas but cannot be left out overnight.**

Porches, Decks/Balconies, & Patios Policy – Please review the policy as found on Page #6 of the Rules and Regulations

1. No unsightly condition is to be maintained upon any porch, balcony or patio (including laundry and laundry drying equipment).
2. Patios, balconies, decks and porches must not be used for storage purposes.
3. Patios, balconies, decks and porches may only contain customary chairs and tables.
 - a. Only outdoor furniture consistent with ordinary porch, balcony or patio use is permitted.
 - b. Such areas may only contain as many items/fixtures as can be reasonably used at one time.
 - c. Furniture and equipment may only remain on patios, porches, and balconies during seasons when such areas are reasonably in use.
 - d. No furniture or equipment of any kind is to be stored on porches, balconies, or patios during seasons when such areas are not reasonably in use.
 - e. Grills (of any kind) are not permitted on balconies and porches.

Thanks for your attention to these matters and please contact AMI if you have any questions.

Respectfully,
Atwater Commons Condominium Association
Board of Directors

Attention ALL co-owners, MAINTENANCE UPDATE!!

Maintenance REMINDER - Please change furnace filters on a regular schedule (monthly is best, quarterly is good!)

INSURANCE:

1. Each unit must have its own policy to cover personal property and personal liability.
2. Co-owners must first make claims to their individual insurance policy before making a claim to the Association's insurance policy (for the few situations in which this applies).

We want to point out this item so that co-owners are aware of the condominium insurance policy and will not be surprised if an accident should occur.

FLOOR DRAINS:

Please make sure that the furnace room floor drain for your AC unit is checked and clear. We have had issues with this floor drain becoming clogged and water running over the drain and down the pipes. In a second floor, upper unit, the water can make its way to the unit below damaging drywall, light fixtures and insulation. Please note that this is not an Association responsibility and each unit owner is liable.

Property Manager's Report from Paula Granowicz

Hello Residents of Atwater Commons:

We made it through Winter and now things are starting to bloom and come alive again. That means the landscaping crew will be working hard to clean up the grounds and make it shine again. Keep in mind that the common things we find in violation are around:

1. Garage doors must be closed unless entering or leaving the area unless you are actively outside of the area.
2. Dog feces pick up. Be mindful to pick up after your pet immediately. Clear, yellow spots on the lawn show that dogs are urinating on the lawn and causing damage. Shrubs are also being dying because of this. You could be charged for the repairs of the lawn and replacement of bushes.
3. Video cameras are not allowed to be posted in the front or back of the unit without permission. Please review the video surveillance policy and submit a modification request for approval.

As always, if you have questions or comments, please email me at: pgranowicz@amicondos.com

Thank you and best wishes for a great Summer!

Paula Granowicz, Community Manager

Board of Directors

James Krebs (President), Joe Iacobelli (V.P./Treasurer), Karen Morgan (Member), Jordan Brett (Member)

**Co-owners, do you have questions? Need information?
Want to report a violation or have a maintenance issue?**

Please contact:

Association Management Inc. (AMI)

Paula Granowicz – Property Manager, Amy Davis – Property Coordinator (adavis@amicondos.com)

47200 Van Dyke Ave.

Shelby Township, MI 48317

800-821-8800 (after hours also)