

ATWATER COMMONS

CONDOMINIUM HOME-OWNERS ASSOCIATION
LAKE ORION, MICHIGAN 48362

August
2021
NEWSLETTER

The 2021 Annual Meeting is scheduled for October 7, 2021 from 7- 8 pm at the Orion Township Library. Please check your mail for the meeting details 30 days prior to the event and if you cannot attend the meeting, please give your Proxy to another Co-owner or Board member attending the meeting, so that a quorum can be met. Thank You!



Greetings from the Board of Directors,

As a community, it is always our goal to create a peaceful and safe environment in which to live, and for the most part we have! Unfortunately, there have been isolated incidents that disrupt that spirit of “communal living” and affect Co-owners who try very hard to comply with the rules and to respect other residents’ privacy. Once again, we would like to remind everyone of the following:

Consideration of Fellow Residents:

We have had complaints of “garage” parties or get-togethers with loud conversation and music. Please understand that we all have different schedules that should be respected. Please note the following excerpt taken from the R&R’s, under **Nuisance:**

“No obnoxious or offensive activity or loud and boisterous conduct is to be carried on in or upon any Unit or Common Element, nor is anything to be done which may be, or become, an annoyance or nuisance to the community (excluding normal construction activity).”

Keeping Our Community Beautiful and UNIFORM!

There was a NOTICE sent out by AMI prohibiting the use of nails, screws or hooks into the exterior decks and/or walls of the building, front or back, to hang decorations, lights, wind chimes, plants or other items. Please be aware that this practice must cease and that all such items should be taken out/down by September 1, 2021 to avoid receiving a violation letter. Any holes in the wood, siding or other exterior element should be properly filled to prevent future damage. The decision to enforce this Bylaw was needed to make our community appearance more uniform. Thank you for your cooperation.

Consideration of Fellow Residents – Keeping Our Community Beautiful!

To those of you who already work to keep the grounds tidy, thank you! We ask for your continued support in picking up trash on the grounds, keeping cigarette butts out of the grass and plants, and removing trash cans in a timely manner. **We also ask that that dog owners clean up after their pets and do not allow them to do their “business” on the grass or plant areas.**

As always, thank you for your attention to these matters, and landlords please communicate this information to tenants.

*Atwater Commons Condominium Association
Board of Directors*

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Last Board Meeting was 8-5-2021
Next Board Meeting is 10/6/2021
2021 Annual Meeting is 10/7/2021

Community Update:

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Paula G’s Property Manager Report
Board of Directors
Who to Contact (AMI)

Meeting

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. Renters should have proof of insurance coverage.
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

Upon review of the Community, it was noted that the following items are not being followed:

- Nothing can be drilled into the exterior element (balcony or front or back) such as:
 - Lights strung around the balcony
 - Hanging plants (you may set them on a table or the ground, cannot be hanging)
 - Chimes
 - Decorations on the walls
 - No decorations or plants may be hung from the exterior light fixtures
- Pets may not urinate on the lawn (see attached rules)
- Barbeque grills on any kind are not permitted on the balcony
- Permitted trash containers may only be placed in appropriate locations on the day before scheduled pick up, and such containers must be removed and stored promptly – within 24 hours of trash collection.
- Personal items may not be on the lawn (such as statues, planters)
- A Video/Picture capture doorbell device is allowed when installed directly over the existing doorbell location. Video/Picture capture devices of any kind, including doorbells, are not allowed in other common element areas including anywhere on the building exterior such as by the balcony, in windows, or garage doors. A Peephole Camera is allowed if it is a video capture device by an approved company and is properly installed

If you are in violation, please remove such items by September 1st or violation letters will begin. **If you are renting your unit, please forward accordingly.** Thank you for your cooperation.

Paula Granowicz, Property Manager for Atwater Commons - pgranowicz@amicondos.com

Board of Directors

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

AMI - Paula Granowicz – Property Manager (pgranowicz@amicondos.com)
Amy Davis – Property Coordinator (adavis@amicondos.com)