

# ATWATER COMMONS

CONDOMINIUM HOMEOWNERS ASSOCIATION  
LAKE ORION, MICHIGAN 48362

July  
2021  
NEWSLETTER

Calling all Co-owners!! The Board is looking for a team oriented, community minded, person to serve as a Board Member!

For details regarding duties & time commitment, please contact AMI property manager Paula Granowicz. Thank You!



Our apologies Co-owners,

It occurs to us that this Newsletter spends a lot of time reminding everyone of the community policies that all of us residents have to live by. Although that may be true, let us take a moment to say how proud of our community we are. We do not take for granted the people who have worked hard to maintain the lawn, mulch beds, trim trees, keep the sprinklers running and a host of other services that keep the community looking good and property values up, which makes Atwater Commons a great place to live! For this very reason we feel the need to continue to remind Co-owners, and ask Landlords to remind tenants, of the community policies that get missed from time to time. Let's all work to keep our community a special place to live!

Please be reminded of the "ANIMALS & PETS" Policy highlights (excerpts taken from Policy and Procedures):

7. Each Co-owner is responsible for immediate collection and proper disposal of all fecal matter deposited by any pet maintained by a Co-owner or any pet visiting that Co-owner's unit.

8. Pet owners are PROHIBITED from allowing pets to urinate on any sodded grass, plantings, or planting areas on the grounds of the condominium development. Pets must be on a leash, and all feces must still be picked up immediately. (NOTE: Repeated exposure to pet urine has resulted in the destruction of portions of sod and many bushes on the condominium property. It is unfair for non-pet owners to have to pay for this damage)

Also, please keep garage doors closed after arriving or leaving your home and remember to bring in trash cans within 24 hours (or sooner) of trash pick-up. There is also a BBQ Grill Policy reminder on page #2 of this Newsletter.

As always, we really appreciate your attention to these matters and ask that you let us know if there are habitual offenders that we need to address on an individual basis. Our goal, with your help, is to keep Atwater Commons the jewel of Lake Orion!

Best Regards,

*Atwater Commons Condominium Association  
Board of Directors*

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## Attention ALL co-owners, Policy Reminder!!

Please be reminded of the following BBQ grill policy:

- 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 effective May 01, 2013.
- 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.
- After use, grills can be allowed to cool down near garage areas, but cannot be left out overnight.

Thank you for being mind-full of this policy as it is a direct requirement of our insurance company and failure to comply can adversely affect our policy rates.

### *Property Manager's Report from Paula Granowicz*

Hello Everyone and welcome to Summer!

You might have noticed that some of the coach lights have been replaced. Fellow co-owner, Ken was kind enough to do this for the Community (offer his time and effort). Please be advised that you may not hang anything on the coach lights either at the front or back of the unit. Residents should not nail/drill anything into the exterior wood or siding element such as hooks for flowers or other decorations. Satellite dishes can only be installed when a Board approved modification form is signed.

As Summer approaches, it's fun to decorate with seasonal items but they may not interfere with the landscaping crew (on the lawn area). Flowers can be in pots at the door/step area but should not be planted in the ground.

Upcoming projects this Summer will include replacing selected address plates (some are very worn from the sun), painting doors in the same situation and replacing the cement around a catch basin on Evergreen Trail.

The annual meeting is usually in the October timeframe and that is pending room access at the library. You will be notified 30 days before the slated event.

If you have work order requests, please send them to: <https://amicondos.com/work-order-request/> and Amy Davis will handle it. Renters should go through the Landlord unless it's an emergency.

As always, if you have questions or comments, please email me at: [pgranowicz@amicondos.com](mailto: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)

### **Please contact:**

**Association Management Inc. (AMI)**

**Paula Granowicz – Property Manager, Amy Davis – Property Coordinator ([adavis@amicondos.com](mailto:adavis@amicondos.com))**

**47200 Van Dyke Ave.**

**Shelby Township, MI 48317**

**800-821-8800 (after hours also), Fax 586-739-6006**