

ATWATER COMMONS

CONDOMINIUM HOME-OWNERS ASSOCIATION
LAKE ORION, MICHIGAN 48362

March
2022
NEWSLETTER



IN THIS ISSUE

Board of Directors Meetings:

Board Meeting: Thursday, February 3, 2022

Board Meeting: Thursday, February 10, 2022

Next Board Meeting: Thursday, April 7, 2022

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2022-2023 Building Paint Project
\$950.00 Additional Assessment

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Open Board Position – Add Value to your community!

Neighborhood News – Lake Orion Development

Maintenance News – Floor Drains

Who to Contact (AMI)

Hello Atwater Commons neighbors!

As Winter comes to an end, and the Spring Season begins, we are once again focused on community projects. Some of you may recall that we had a **Reserve Study** done in March of 2020. The purpose of the Reserve Study was to evaluate and develop a timeline of the maintenance needs of the community, such as asphalt roads, cement walkways, outdoor decks, siding, painting, wood, and roof replacement, versus the financial needs to pay for them. One of the major items that we need to address is the building wood replacement, caulking and painting.

To maintain the integrity of the building exterior, we need to replace any rotting wood, caulk openings, and apply a new coat of paint to the six (6) buildings within the community. This work will not only address the present maintenance issues, but will also be proactive in preventing future issues, and maintaining property values. We are planning that three (3) of the buildings will be completed this summer (2022), and the remaining three (3) buildings next summer (2023). We have conducted an interview and bid process and have awarded the work to GetPro Painting. We will communicate with all Co-owners on the project start dates and what will be required to make this a smooth and efficient process.

To fund the cost of this paint project, it was necessary for the Board to approve an **Additional Assessment of \$950.00 per unit**. This Additional Assessment will cover most of the project cost, with the rest to be paid out of the Association's Reserve Fund Account. Since the paint project will be done over a two-year period, the Additional Assessment will be payable over two years. Details of the payment plan will follow in a separate letter.

We do understand the financial burden of this assessment and did not make this decision lightly. Please understand that your monthly fee goes towards the Annual Budget line items, which are the day-to-day operating expenses of the community. Any special projects that need to be completed will need to have additional funds raised to pay for them. If we do not do these type of maintenance projects, and raise the funds to pay for them, we would be doing a disservice to all Co-owners. It will always be our duty to maintain the value of our investment and do so in a fiduciary manner.

Thank you for your attention to this matter, and please look for future notices regarding the paint project.

Respectfully,

Atwater Commons Condominium Association

Board of Directors



Want to be a part of the DECISION-MAKING process for your community? We are looking for volunteers who may have an accounting, business, construction, legal, marketing, real estate, or any other type of background that will bring a unique experience and ADDED VALUE to the Board of Directors!! If you are team oriented and community minded, please contact AMI about interviewing for a Board position.

The Board responsibilities include, but are not limited to, Zoom call meetings, email correspondence and email voting, vendor meetings and property walks. Be a part of the solution!

Neighborhood News: See excerpt from 2/24/22 Lake Orion Review article:

Village Planning Commission hears site concept plan for Lake Orion Lumber Yard Redevelopment **By Jim Newell**

A major new apartment complex could be coming to the Village of Lake Orion if a proposed concept plan to redevelop the Lake Orion Lumber Yard site goes through.

The site concept plan proposes to construct three-four story buildings on the site, each with 39 apartments. The plan also calls for another three-story building with retail and community space on the first floor and five apartments each on floors two and three.

The development would have 127 apartments and provide 189 total parking spaces.

See the entire article from the Lake Orion Review (2/24/2022)

Maintenance News: Friendly Reminder

Attention ALL Co-owners (especially UPPER Units)!!!

Please check furnace room **floor drains** (see photo below) for standing water and debris. You can do this by visual inspection, pouring hot water down the drain and using an eco-friendly enzyme eater. This drain can become clogged, causing a backup of water over the drain. The water can then make its way over the drainpipe and to the unit below damaging drywall, insulation, light fixtures, and carpeting. This is a Co-owner expense that you want to avoid!



Board of Directors

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

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