ATWATER COMMONS

CONDOMINIUM HOME-OWNERS ASSOCIATION LAKE ORION, MICHIGAN 48362

February 2022 NEWSLETTER

The Board of Directors would like to thank everyone who attended the <u>2021 Annual Meeting</u>. Although we did not reach a quorum, the comments and questions from those in attendance were invaluable and help us to improve the communication and services in the community!



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Winter Greetings to our Atwater Commons neighbors!

Welcome to our first newsletter of 2022. We hope that everyone has been keeping warm and safe in this very frigid winter season.

First, we want to update the community on a very unfortunate incident that you may have noticed on Saber Way. There was a vacant upper unit that did not have their heat turned on, which caused a water line to freeze and burst. Not only did this water line break affect the upper unit, but it also caused extensive damage to the unit below. Thanks to the Saber Way Co-owner who noticed the water that was freezing on the exterior of the building, and called AMI for an emergency inspection, before even more damage could occur.

As a community, please be aware that this problem not only affects the property owners involved, but all of us in the way of increased maintenance costs and insurance premiums. Please be reminded that in the event of an emergency, you should call 911, the Fire Department and AMI (586-739-6001), so that emergencies can be responded to immediately.

Also, please be reminded that if your unit is vacant, keeping the thermostat at 55-60 degrees, keeping cabinet doors open and running a trickle of water will help prevent pipes from freezing and bursting.

Less critical, is a reminder that <u>Holiday Decorations</u> must be removed within one (1) month after the holiday has passed. Please take a moment to check the calendar and review your home decorations, so that we can maintain a uniform look throughout the community!

As always, thank you for your attention to these matters, and if you are interested in becoming more involved within the community, contact us/AMI about interviewing for an open Board position. The Board meets by Zoom call, meeting with an occasional vendor and property walks are part of the community responsibilities. We are looking for team oriented, community minded individuals!

Landlords, please communicate this information to tenants.

Respectfully, Atwater Commons Condominiam Association Board of Directors

CONDOMINIUM MAINTENANCE REMINDER!!

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

Maintenance REMINDER - Please change the batteries on Smoke and CO2 detectors on a regular basis.

Maintenance REMINDER – Please be sure that the furnace room <u>floor drain</u> for your HVAC unit is open and draining properly. We have had issues with this floor drain becoming clogged and backing up over the side of the pipe. In a second floor, upper unit, the water can run to the unit below damaging insulation, drywall, and light fixtures. Please note that this is a Co-owner responsibility.

Maintenance REMINDER – Please keep garage doors closed, especially during cold temperatures. The water lines running above the garage ceilings were not properly insulated, and have frozen and burst in the past.

Neighborhood News: Looking for a local experience? Please see an excerpt from the Lake Orion Downtown Development Authority (DDA):

Lake Orion and Oxford DDA's are hosting Ice Fest as part of their #strongertogether event series!

All month you can walk through both downtowns and marvel at the beautiful ice carvings from Clinton Rich of Cold Cut Ice. Every Thursday in February Lake Orion will be host to live ice carvings from 5-8pm and you can travel back and forth between Lake Orion & Oxford with a complimentary shuttle! Warming Hubs will be available in Lake Orion's Flint Alleyway, the corner of Anderson & Flint and at the American Legion on Thursday.

Property Manager's Report from Paula Granowicz

Hello Everyone:

It's so important that we avoid any chance of pipes freezing. One way to accomplish this is to keep the garage door closed unless entering or exiting and maintaining a minimum temperature of 60 degrees. While the Association has insurance coverage for the building, everyone (including renters) must have proper insurance coverage for the interior element.

You might receive notification from the AMI office that our files indicate important information is missing from your unit file. We do an audit of the unit file and look for missing information such as: email, phone number, emergency contact or a lease which the By-Laws require must be in place.

As always, if you have questions or comments, please direct them to me at pgranowicz@amicondos and work orders requests can be completed at the AMI website: www.amicondos.com and click on work order.

Paula Granowicz, Community Manager

Board of Directors

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

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