

HOMEOWNERS SPRING 2022 NEWSLETTER

SCHULTZ ESTATES II

By Pgriffis on Monday, May 30, 2022

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Mary Jo Kinney – Vice-President

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WELCOME TO THE SPRING NEWSLETTER!

John F. Kennedy once said, “Change is the law of life and those who look only to the past and present are certain to miss the future”. Our complex is experiencing change! We now have a change in our management company to Associated Management Inc. (AMI) effective March 1,2022. They manage many complexes in the area that may be known to you: Fox Chase, Knollwood Village, Hunters Ridge, Tall Oaks, Whispering Oaks and many more in Oakland and Macomb County. You should have received correspondence from AMI with complete information on contacts and new procedures. Our community manager is Matt Snyder and Amy Davis is the management coordinator.

Another change is Schultz Estates II has hired its own maintenance employee, Dan O’Neill. Dan is a retired Detroit firefighter. He is here 2 full days and 2 variable half days. Protocols have changed somewhat regarding your work request. They should be directed to AMI and, if Dan can perform the work, he will be guided by AMI. These changes are all positive and we hope to see improvement in our Association’s management well into the future.

This year, we will continue with rehab on 11 of our buildings by our trusted vendor, First Choice. Our buildings are on a rotation schedule and your building may not see work this year but it is in a future rotation. Their work is siding, eaves, gutters, balconies, fences, etc. whatever is necessary to keep our high standard going forward. Bruttell Roofing will be putting on 3 new roofs this year. We have our roofs analyzed and the worst are replaced. Most are 20+ years old and a tear-off (2 layers). There is also a schedule for roofing that is determined by age, condition and budget. We will be doing road work probably in May. Our new contractor’s

workmanship from last year is the best we have had in many years. We will not be using asphalt this year. Asphalt prices are directly related to petroleum prices. We are trying to stay within our budget on repairs so do not get discouraged. The most degraded spots will only be done this year (19 Mile entrance potholes, Melinda entrance to parking structure, West Eldon and Eldon along with a few other spots). We have requested that our lawn service do a more thorough clean-up of fall leaves. Timing is everything when it comes to leaves and, we all know how unpredictable Michigan weather can be. It is difficult to judge each year's timing but, our Association has requested that they come back to clean up any residual they may have missed in their final clean-up.

WATER! WATER!

The Association's largest expense per year (\$300,000). Rates are going up again from Detroit in July 3.7% on water and 2.4% on sewage. Please help our Association conserve our water usage. Limit or eliminate car washing, limit outside watering, have your toilets and leaky faucets repaired. Water conservation will help with the rising cost of operating this complex and help with future increases in dues.

TRASH AND LARGE ITEM PICK-UP

Priority our trash company wants us to remind you the dumpsters are for trash and garbage. Do not put your remodeling debris (get your own dumpster), or furniture, mattresses, TV's, appliances, etc. in or near the trash receptacles. Call Dan in Maintenance (586-286-2756) to schedule a pick-up at your unit. Leave him a message, if you don't speak to him personally. He will call you back! Leave your item curb side. **WE DO NOT GO INTO YOUR UNIT FOR AN ITEM.** You may also put your item in the Maintenance fenced yard on Beverly Way. The gate is not locked. Priority Trash drivers are not allowed to get out of the truck to pick up items. In many cases, for each item you discard against our community rules, we have to pay out of your dues an extra pick-up charge performed by another vendor.

STREET PARKING/SNOW REMOVAL/FIRE-RESCUE-EMS

ON STREET PARKING IS NOT ALLOWED in Schultz Estates II. Park in your garage, driveway or visitor lots. The Fire Marshall reminds us that our roads need to be kept clear for FIRE, RESCUE and EMS. You will be fined, if you continue to violate condo rules. Also, the snow plows need a clear path in winter. **KEEP VISITORS PARKING CLEAR SO THAT IT CAN BE PLOWED.** Additionally, Priority trucks need a clear path to empty our dumpsters. If

you are having an event where you will need additional parking, you must get permission in advance to park on the street for your event.

Visitors Parking and Garage Storage

Many of the vehicles parked in Visitors Parking are not visitors at all. They are unit owners in the area. All vehicles parked in Visitors Parking must be moved in a 24 hour time period. Visitors Parking cannot be used to store any vehicle

Vandalism in Schultz Estates II

Please note that there have been incidents in the past where visitors to units or unit owners have left their vehicles outdoors and unlocked. They have been ransacked for valuables. No resident's vehicles have been broken into, but have been targeted for being unlocked and left unattended after dark. Valuable items inside the vehicle have been stolen. Additionally, our contractor's vehicles have been broken into taking most of their valuable tools.

Safety First Reminder....from previous Newsletters

Please remember the four devastating fires that occurred in Schultz Estates over the past years. It is our goal to continue all our efforts to put safety first. We ask you to use safety with your fireplaces, in your kitchens and Barbecue areas... BE SAFE.

Open Flames

Unit Owners, please think before you put your unit and those of your neighbors in jeopardy through a thoughtless use of candles, burning anything, or burning wood in fire pits near or on wooden deck areas. These items are not allowed... this includes fireworks of any kind. Letters will be sent and fines will be applied to anyone who disregards our fire laws in the future.

Speeding and Walkers

Our speed limit is posted at 15 miles per hour and yet we have cars speeding through Schultz Estates. We have walkers in the early morning, throughout the day, and then again at night. There are children living in the area who have been known to dart into the streets. Slow down and respect where you live and our residents, so we all get home safely.

Pooper Scoopers Please...

Dogs

Be responsible for your pet and pick up after them at all times. There are plenty of large, open areas for dogs to do their duty. Please do not walk your dog next to building windows or landscaping. Once a dog urinates on grass or plants, these areas die out, and grass, shrubs, and other landscaping will be ruined.

Cats

Cats are not allowed to roam freely day or night. They are not allowed to be in the common areas without the owner and must be on a leash. For the safety of your cat keep it indoors!

Neighborhood Watch

If you see something odd, don't be afraid to call the Police. Clinton Township Police are more than willing to come into Schultz Estates and check out any problems. Lock your doors in the evening and make sure any vehicles left in the driveways are locked. This is another reason to park your cars in your garage.

Unit Parking

It is clearly stated in our bylaws that garages are not to be used for storage and that vehicles for the unit should be parked in the garage or on the driveway. Apartment style condos need to park in their carport or behind the building in designated areas. We have found that Visitor Parking has been full in areas near the apartments while these other areas are empty.

Washing Machine Water Hoses and Clothes Dryer Venting

Washing machine water hoses bursting can be one of the most serious accidents that can happen in your home. It may not only affect you but also your neighbors that are connected to your unit. These hoses have constant water pressure so that you can fill your washing machine. Once they start to leak, or burst, the area floods until the water lines are shut down. If your hoses have not been changed in years, check for any slight bubbles in the hoses, turn the water lines off and replace the hoses as soon as possible. Reinforced hoses are inexpensive and can save us thousands of dollars in damages to your unit or to your neighbors. (If you have a laundry tub, always check the drain pipe to make sure it is not blocked before using your washing machine).

Check your dryer venting for lint build-up. Remember to clean out the dryer venting from the machine to the outside at least once yearly to prevent risk of fire.

Sump Pumps

Units with sump pumps need to give our management company a phone contact number in case of an emergency. Your main sump pump is our responsibility. It not only services your unit, but also the other 3 to 5 units connected in your building. We suggest you check the sump pump 4 times a year. (The SECONDARY OR BACK UP sump pumps are each building's responsibility. Not every building has a Backup sump pump. Back Up sump pumps kick in when Main Sump Pump fails. They may be Water Driven or Battery Powered. Per our Master Deed, Cost of maintenance, repair / replace is shared by all unit owners in that building only, for the BACK UP sump pump. The owner of the unit with the sump pump assumes responsibility to do periodic checks on the Battery Backup status and to alert others when there is a problem. In case of an emergency, call the AMI's Emergency number at 586-739-6001 and report to a live answering service

Quiet Hours

Quiet hours are from 10pm until 8am. Quiet time means that you can have a party or get together after 10pm, but you cannot have loud music, yelling, or any type of function that might disrupt your neighborhood after 10pm.

Contact Phone Number

All unit owners are required to have an emergency contact person with a key to your unit. This contact's phone number will protect you from any unexpected emergency or water damage to your unit or your neighbors' units while you are out of town. Set your furnace at 62 degrees. This will stop any freezing weather from damaging your unit or water pipes. Please give this contact person's name and number to Associated Management Inc.

Rental Bylaw

Presently, there are NO NEW RENTALS allowed for any of our units. This no new rental policy will stay in effect until the amount of units that are rented drops below 15%. There is a rental waiting list for your convenience and once the percentage drops below 15%, you will be notified of your status on this list.

Insurance Bylaw

It is mandatory that all units have an HO6 Policy on their unit. You will need to provide your proof of this insurance document to Associated Management Inc. If you provided it to Stamper, It will be in your file. The HO6 policy is proof of your Insurance coverage of the condo interior and other parts you are responsible for, and needs to be renewed yearly.

Schultz Estates II Budget

It is not easy to predict the future or what needs we may have in the coming year, as far as grounds, fences, roads and buildings. It is vital to have an adequate Reserve Fund to make sure all our needs are met during emergency issues. We have a long history of sinking buildings, sewer problems, collapsed drains, deterioration of our streets and many other issues. It is important to the owners that face these challenges near, or at their units, to report the problem asap so it can be dealt with early. Every year, we are faced with one or more of these issues throughout Schultz Estates II. We look for the best value in our Contractors and make sure the quality of workmanship is of high standards. We need to remember that our complex is 44 years old and we have 326 units/homes to attend to.

ANNUAL CO-OWNERS MEETING

Our plan is to hold our annual co-owner's meeting in late fall probably at the Clinton Township Library Auditorium Room. Once again, please attend as we welcome your input. We are always looking for individuals to become board members. All co-owners are welcome! What do we get for our Association Dues? Our water and sewer bills paid. The cost of this yearly has now passed a quarter of a million dollars! Be thinking about conserving our water in your everyday use.

- Fix running toilets and leaky faucets.
- Security Lighting, Electric paid for Security Lighting Only
- Foundation Repairs
- Insurance on the exterior of our buildings
- Maintenance Services
- Roadway, cement driveways & walkways repaired
- Fence Replacement & Repair
- Sump Pump Replacements and electric paid
- Lawn Cutting

- Gutters Cleaned twice a year
- Tree Removal Service
- Spring & Fall Clean-up
- Lawn Fertilization
- Snow Removal
- Salting Roads
- Garbage Pickup at Receptacles
- Free Fill Dirt
- Free Grass Seed
- Free Ice Melt (We will stock according to the seasons).

Schultz Estates II Handbook

The most important tool for all Schultz Estates Phase 2 residents is your Association Handbook. Keep it handy and refer to it to find out how you can get things done quickly and easily. If you need a Handbook, contact the AMI Office to receive a copy.

Quick Reminders

1. Please have consideration for your neighbors at all times.
2. Brake down all cardboard boxes to place in the trash receptacles to allow room for other unit owners' garbage.
3. For an Emergency, CALL POLICE OR FIRE AT 911.
4. Pets must be on a leash and pet droppings must be picked up by the pet owner.
5. DO NOT FLUSH ANY WIPES PRODUCTS. It is causing plugged drains and basement flooding.
6. PLEASE BE MINDFUL OF YOUR WATER USAGE. FIX TOILETS AND FAUCETS THAT ARE LEAKING AND DON'T WASTE WATER.
7. DO NOT PARK YOUR VEHICLES ON OUR STREETS.
8. Do not put your garbage on the ground or loose in the trash receptacles. All trash must be bagged at all times. Do not put your garbage on top of the trash receptacles. Throw your garbage bags to the back of the receptacle to make room for your neighbor's trash.

The Board of Directors wishes each of you a safe, healthy and fun filled summer.