

HOMEOWNERS SPRING 2023 NEWSLETTER SCHULTZ ESTATES II

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Association Management, Inc. (586)739-6001

OUR WEBSITE: [Http://schultzescondo2.org](http://schultzescondo2.org) – GARAGE SALE DATE JUNE 8, 9 & 10

WELCOME TO THE SPRING NEWSLETTER! Good News for all residents! Our program to control unnecessary water usage and to lower our water bills is working! The Board installed a regular program backed up by our legal firm to have a qualified plumber enter buildings with exceptionally high water bills and audit the units and repair leaks and running toilets, etc., The unit owner is responsible for the repair cost. In the first month alone the Association saved \$5,000. At this rate that is \$60,000 a year and we intend to do more audits in the future. These saved funds will help with all the many maintenance issues our 45 year old complex is trying to maintain. This year, we will continue with rehab/paint on 10 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. Block repair to the wall on the eastern side of complex is planned.

Bruttell Roofing will be putting on 4 new roofs this year. Material prices have remained firm at last year's level. 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 again this summer. We may use asphalt this year to cover a larger area of repair. It is our hope to start early with the roads.

The Board is initiating a new program of sump pump/cleaning/repair/replacement depending on the need. The frequency and numbers will be dependent upon cost and our chosen vendor's availability. Probably a 2 year program.

The Board is very aware that our snow removal caused problems this past season. Our vendor is very willing to cooperate with the Association and make things right.

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. You may put your item in the Maintenance