

Do the right thing,  
even when no one is  
looking. It is called  
integrity.

**IN THIS ISSUE****Board of Directors Meetings:**

Next Board Meeting: Tuesday, April 4, 2023

**Page #1**

Spring Projects - Modification Requests

Painting Project – “Phase #2”

Garbage Cans &amp; Garage Doors

Street Signs

**Page #2**

AppFolio Information

Community Message

Who to Contact (AMI)

Hello Atwater Commons Co-owners!

Spring is officially here and it is time to enjoy more of the great outdoors! Many of you may be thinking of exterior updates on your condo. These items can include such things as a video doorbell or a new screen door. While we encourage everyone to make improvements to their unit, please keep in mind that before you start any projects, to refer to the community Rules & Regulations (& Bylaws). You may need to submit a **Modification Request Form** for certain exterior projects, that need to be approved by the Board, prior to starting any work. You can find a Modification Request Form on the Atwater Commons website (<https://amicondos.com/assoc/atwater>) or by contacting the management company, AMI.

This Spring will also bring the start of “phase #2” of the community paint project. This work is scheduled for Buildings D & E (Evergreen Trail), and Building F (200 Park Green). There will be more information sent out to the Co-owners in those buildings as we get closer to the start date.

With the warmer weather we will also see more activity from the small critters that find their way around the community. Please keep this in mind when putting out and returning trash cans to your garage. Also remember to keep garage doors closed when not in use. We do not want to make it inviting for these critters to make a home in your garage area!

By the way, did you notice the new street signs throughout the community!?! The Board identified street signs that were either fading or completely missing, and had them replaced. We ask for everyone’s help in identifying maintenance items that need attention. Just contact AMI so that we can review.

Finally, we want to take a moment to thank Co-owner **Jim Krebs** for his years of service to the Atwater Commons community. Jim has served on the HOA Board since 2016, most recently as President. Jim always brought a sense of fairness and objectivity to his role and decision making. Jim will remain on the Board until his departure from the community. We want to let Jim know that we appreciate him and wish him well in his new endeavors!

Jim, you will be missed.

*Respectfully,*

*Atwater Commons Condominium Association*

*Board of Directors*

## AppFolio Online Portal

If you have not already, please check out the new [AppFolio Online Portal](#) service for AMI managed communities! The Online Portal allows access to your individual account via a web browser or by downloading the mobile app to your iPhone or Android smartphone.

The list below outlines the options available to you through the AppFolio online portal:

1. **Make payments** – Avoid late fees by checking your balance, making payments, or setting up automatic payments.
2. Submit maintenance requests /**Work Orders** – Quickly submit requests and track their status.
3. Review shared documents – Easily pull up Association shared documents from a single location.
4. Request architectural reviews /**Modification Requests** – Get approval on changes to your home.

Everyone received a portal invitation sent to your registered email addresses with the Association. If you want to change or add a new address, please email [ami@amicondos.com](mailto:ami@amicondos.com) with your name, unit address and the email address you would like them to use for your online portal invitation.

Answers to common questions can be found here: <https://www.appfolio.com/help/owner-portal>

FYI, there is an AppFolio link on the AMI website, just go to: [www.amicondos.com](http://www.amicondos.com)

### Keeping Our Community Beautiful!

To those of you who already work to keep the grounds tidy, thank you! Now that Spring is here, we ask for your continued support in keeping debris & trash off the grounds. Please keep cigarette butts out of the grass and plant areas, and remove trash cans in a timely manner. **We also ask that that dog owners clean up after their pets and do not allow them to do their “business” on the grass or plant areas.**



### **Atwater Commons Condominium Association Board of Directors**

James Krebs (President), Karen Morgan (V.P.)  
Clark Bailey (Member), Joe Iacobelli (Treasurer)

### **Association Management Inc. (AMI) 586-739-6001**

Jim Dafoe (Property Manager) - [jdafoe@amicondos.com](mailto:jdafoe@amicondos.com)  
Amy Rowley (Property Coordinator) – [arowley@amicondos.com](mailto:arowley@amicondos.com)

The AMI Office is open Monday-Friday, 9:00 am to 4:30 pm.