

FARMBROOKE CONDOMINIUM

2018 FALL NEWSLETTER

HAPPY FALL!!!!!!



BOARD OF DIRECTORS

President – Mike Vanni
V. President – Nancy Dolan
Secretary – Sue O’Donovan
Treasurer – Marilynn Eason
Director – Greg Adamson

EMEGENCY ISSUES

Please keep the following address and telephone number handy.

Dawn Amez, Community Manager
damez@amicondos.com
Nancy DeSantis, Community Coordinator
ndesantis@amicondos.com
AMI – (800) 821-8800
47200 Shelby Twp., MI 48317

Please inform AMI of any maintenance issues or if you wish to make a change to your deck or patio, etc. you must fill out a modification form.

SPEEDING

The speed limit in the complex is 15 mph. Let’s keep to the limit. We also have 2 new stop signs. Let’s obey those also. The streets are our sidewalks, please be mindful of pedestrians.

We have had a lot of problems with No Parking, Parking in the Fire Lanes and Overnight Parking. Please comply with the Rules. Violations are subject to fines and possibly being towed away at owner’s expense.

DECKS – PLEASE READ CHANGES

Many of the decks throughout the complex are weathered and faded. It is the Co-Owners responsibility to properly maintain their wood deck by power washing and re-staining or repairing the wood. Also, do not store objects under your deck. Co-owners are responsible for landscaping around decks and patios. If yours is greatly neglected you may have to renovate or remove. The Board of Directors has come to a decision on the color of the deck stain. We have a beautiful community and we would like to keep it looking uniform. The new colors are **Sherwin Williams SuperDeck**. All decks should be uniform with the new colors by July 1, 2020, however decks requiring wood repairs must comply as needed.

Solid

Sand Castle #SW3006
Desert Sand #SW3116DD

Transparent

Cedar #SW3561

Trex – Select *If you should chose Trex*
Saddle

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COOKING AND BARBECUING

For safety reason there will be no cooking or barbequing in the garage. The decks and patios are used for those purposes.

RUBBISH REMOVAL

Items must be placed curbside prior to 6:30 AM on the day of pick up, but not earlier than 4:00 PM the night before. Trash must be placed on the cement and not on the grass. Violations and/or fines could be incurred if this rule is not followed. Co-owners will be responsible for broken sprinkler heads.

FARMBROOKE WEBSITE

For your convenience, with help from Dawn at AMI, we are developing a new website specifically for Farmbrooke Condo. This website will contain all the forms, by-laws, rules and regulations, newsletters, etc. Please visit farmbrookecondos.com

The Board is always looking for volunteers to help maintain our grounds.

REPLACEMENT WINDOWS

Co-Owners who will be replacing their windows are required to fill out a modification form prior to installation. The only approved vendor is Wallside Windows- 800-521-7800.

SNOW REMOVAL

The snowplow will clear the streets first, the driveways second and walkways last. Porches

and steps are the co-owner's responsibility to shovel and de-ice. Salt and calcium chloride will be applied only to streets and walkways.

PLEASE DO NOT PARK on the streets so the snow can be removed.

NOTE: The contractor is not responsible to remove snow that is in a driveway with cars parked. Co-owners will be responsible to remove this snow and if not done in a timely matter the co-owner will be in violation.

HOLIDAY DECORATIONS

Everyone enjoys the beautiful Christmas decorations throughout our community every year. Please remember that the use of garage carriage lights as an electrical outlet is prohibited and decorations cannot be hung from the lights either. Decorations must be removed by January 15, 2019.

ADDITIONAL ASSESSMENT

As of December 1, 2018, co-owners will be receiving a notice in the mail regarding the Additional Assessment. Please be advised the first installment of \$500 is due by February 1, 2019 and the second installment of \$500 is due by August 1, 2019.

CHIMNEY CAPS

Please contact AMI if you should hear any fireplace water entry or re-occurring dripping.