

# FARMBROOKE CONDOMINIUM

## 2018 SPRING NEWSLETTER

HAPPY SPRING!!!!!!



### BOARD OF DIRECTORS

President – Nancy Dolan  
V. President – Mike Vanni  
Secretary – Sue O'Donovan  
Treasurer – Sam DiMaggio  
Director – Marilyn Eason

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

### EMERGENCY ISSUES

Please keep the following address and telephone number handy.

Dawn Amez, Community Manager  
[damez@amicondos.com](mailto:damez@amicondos.com)  
Nancy DeSantis, Community Coordinator  
[ndesantis@amicondos.com](mailto: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 violations. Please comply with the Rules.

Violations are subject to fines and possibly being towed away at owner's expense.

### PAINTING SCHEDULE

Buildings 1, 2, 3, 4, 23 & 24 are scheduled for painting this year. A notification card will be left on your front door prior to painting. Painting will start in Spring of 2018, weather permitting.

To Co-Owners with wood windows please remember to unlock your windows and test if they will open; otherwise they could be painted shut.

### DECK UP-KEEP

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 repainting 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 all **Sherwin Williams SuperDeck.** All decks

# FARMBROOKE CONDOMINIUM

## 2018 SPRING NEWSLETTER

should be uniform with the new colors by July 1, 2019.

48836 Windmill Circle East

### APPROVED DECK COLORS

#### Solid

Sand Castle #SW3006  
Desert Sand #SW3116DD

#### Transparent

Cedar #SW3561

#### Trex – Select (If you should choose Trex)

Saddle

### COOKING AND BARBECUING

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

### MULCH & JUNIPERS

The contractors will be here in the Spring to start replenishing the mulch at all units. Please let them do their job and do not interfere. At the same time they will be removing the Juniper bushes from the center units.

### NEW WATER METERS

We are installing the last 6 new water meters for the sprinkler system. This will be a great savings for our complex. The units where the water meters will be installed will be contacted in advance so the unit is available for access to the plumber. They are as follows:

48813 Windmill Circle East  
48766 Windmill Circle East  
48720 Windmill Circle West  
15355 Windmill Court  
15352 Windmill Court

Also, please be aware that water is one of our biggest expenditures. Check for leaking faucets and running toilets. Conserve where you can to help keep the maintenance fee down. Thanks!

### 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.

### VOTING RESULTS

All 3 amendments have been approved by the co-owner voting results. We have to wait 90 days for the mortgage companies to get back with us and after that all new Rules and Regulations and By-Laws will be mailed out and available on our new website.

### FARMBROOKE WEBSITE

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

### REPLACEMENT WINDOWS

All Co-Owners who will be replacing their windows have to fill out a modification form and submit for Board approval prior to installation. The only approved vendor is Wallside Windows. Please contact Dan Seaman directly at 586-530-2916.