

# FARMBROOKE CONDOMINIUM

## 2022 WINTER NEWSLETTER

**STAY WARM AND BE SAFE!!**



### **BOARD OF DIRECTORS**

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

### **EMERGENCY ISSUES**

Please keep the following address, emails, and telephone number handy.

Dawn Amez – Community Manager  
damez@amicondos.com  
Nancy DeSantis – Community Coordinator  
ndesantis@amicondos.com

AMI – (586) 739-6001  
47200 Van Dyke, Shelby Twp., MI 48317

Please contact AMI with any maintenance issues, or if you wish to make a change to your deck, 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. The streets are our sidewalks so please be mindful of pedestrians.

### **PARKING**

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

Please note that garage spaces must be utilized before parking in the driveways overnight.

If you are expecting an overnight guest, please contact AMI with the make, model and dates it will be parked there.

### **DECK COLORS**

Many of the decks throughout the complex have become 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.

The Board of Directors has approved the following colors for deck stains. We have a beautiful community and would like to keep it uniform going forward.

The colors are **Sherwin Williams SuperDeck**. All decks should be uniform with colors listed below.

#### **Solid**

Sand Castle #SW3006  
Desert Sand #SW3116DD

#### **Semi-Transparent**

Cedar #SW3561

**Trex – Select** If you should chose Trex Saddle

Please note that if you currently have a solid color stain, you cannot apply a semi-transparent over it.

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### **DECK UP-KEEP**

All weeding and up-keep around and under decks is the Co-Owner's responsibility. Trimming and maintenance of any landscaping around your deck or patio is also the Co-Owner's responsibility. Shrubs and/or trees should be no higher than the gutter line.

### **COOKING AND BARBECUING**

For safety reasons, cooking and/or barbecuing within the garage is prohibited. The decks, patios and driveways are to be used for those purposes.

### **PET OWNERS**

All pets must be attended on a leash whenever they are taken outside in our community. Tethering or leaving your pet unattended is not allowed.

Please be reminded it is your responsibility to clean-up and dispose of pet waste in a sanitary manner as well as repair or replace any damage to the lawn caused by your pet.

### **FEEDING SQUIRRELS**

Please be aware that feeding the squirrels is against the association rules and guidelines. Any co-owner doing so may be subject to violation and subsequent fines.

### **RUBBISH REMOVAL**

Our weekly scheduled rubbish pick-up day is Tuesday, however when the normal pick-up day follows a Monday holiday, it will not be scheduled for pick-up until the Wednesday following. Items must be placed curbside prior to 6:30 AM on the day of pick up, but no earlier than 4:00 PM the night before. Please do not put

rubbish and/or recycling bins on the lawn as it interferes with the lawn sprinklers. Call for a special pick-up for other items other than trash. 586-791-8480

### **RULES AND REGULATIONS**

We encourage all owners to periodically review their copies of our Rules and Regulations to assure compliance. By doing so, you can help to prevent the Board from issuing violations to correct such non-compliances.

### **FARMBROOKE WEBSITE**

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

### **WHAT'S NEW**

- Large, rigid tables (1) and chairs (max 4) may be left on co-owner's decks over the winter months if they are covered with beige, almond or light brown fitted coverings.
- The first phase of the asphalt and road repair program has been completed. Subsequent phases are planned for completion 2022 - 2024.