

FARMBROOKE CONDOMINIUM SUMMER 2023 NEWSLETTER



Association Management Inc.
47200 Van Dyke
Shelby Twp., MI 48317

Board of Directors

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We hope that everyone is enjoying their summer! In this heat please remember to drink enough liquids to stay hydrated and stay indoors on high air quality alert days.

Many of you have been keeping your places looking beautiful with all your colorful flowers and outdoor ornaments. This makes us proud to live in such a beautiful community.

PROJECTS

- 1) Six of our buildings were painted and had wood replacement done this year. This year we experienced the lowest cost for wood replacement.
- 2) Inspections of all attics completed, and necessary repairs attended to.
- 3) We have one more section of road to work on then the project will be complete.
- 4) The board members will be doing a walk through to check on the black diamond edging that is around bushes on center units and the garage and circle areas on end units. Some is showing wear and tear and needs replacement or resetting.

If your coach light needs a bulb replaced, please contact one of the board members and they will supply you with a replacement bulb, or email Nancy DeSantis to forward the information to the board is a better solution.

CO-OWNER REMINDERS

It is your responsibility as the co-owner....

To keep the areas around and under your deck clean and weed free.

To keep your deck in good repair and painted the approved color.

Sherwin Williams

Solid Sand Castle #SW3006 or Desert Sand #SW3116DD

Semi-Transparent Cedar #SW3561

Trex Saddle

To replace any original windows where the wood is rotting and to replace or remove screens that are in bad shape. Obtain a quote from Wallside Windows and submit a modification request to AMI for Board review.

If you have pets, please remember to pick up the pet waste immediately. Your pet must be registered with AMI.

There is **NO OVERNIGHT** parking between 1:00am and 6:00am as posted on signs. There is NO parking where signs state "No parking fire lane"
Commercial vehicles are prohibited from parking in the complex.

Remember we have no sidewalks so please pay attention to STOP signs and slow down when driving in the complex. People are walking their children or pets in the streets.

Holiday decorations are not to be put up before Thanksgiving and must be taken down by January 15th. No holes should be made in building structure to secure decorations.

The use of your garage is to park cars and not as a storage locker. Two cars must be first parked inside the garage before the driveway may be used for parking.

Please remember **DO NOT** set your garbage out until 4pm on the night before the pickup date. Also do not place trash and/or recycle bins on the lawn as it interferes with the lawn sprinklers. All trash must be securely bagged before placing in bins. Disposal of large items (washer, dryer, carpet, etc.) should be arranged through Car Trucking at (586) 791-8480.

Q and A

What are our parking restrictions?

Please obey road signs, there is only parking on one side of the street. You are required to park 2 vehicles in garage before parking in the driveway. **Absolutely no overnight parking in the street.** Your vehicle may be subject to a written violation or towed away at your expense.

What are the garbage pick-up dates when a Federal Holiday falls on a Monday or Tuesday?

If the holiday is on a Monday (Labor Day, Memorial Day) pick up is as usual on Tuesday. If holiday is on a Tuesday (Christmas, New Years Day, 4th of July) then pick up will be on Wednesday.

Do I need board approval for any major outdoors projects, or window or outside door replacement?

Yes, you must complete a modification form with all information and submit to AMI for approval before work is started. Forms are available on AMI website. Go to AMIcondos.com, scroll down to Farmbrook, then documents, and find the one you need. Condo Rules and Regulations can also be found there.

What if I see a neighbor in violation of any by-laws, who do I contact?

If you see someone in violation, such as parking in street overnight, parking commercial vehicle in driveway, not cleaning up after their pets, **please report this to AMI. DO NOT COMPLAIN** to any board members, it has to go thru AMI. All infractions must be submitted on a violation form along with supporting pictures if possible. Submissions may be faxed, emailed, mailed or submitted through the portal.