

## **HOMEOWNER'S FALL 2023 NEWSLETTER    SCHULTZ ESTATES II**

Joanne LaRue.....President

Gina Austin.....Vice President

Jose Ramos .....Secretary

Wendy Callanan.....Treasurer

Bert Copple..... Board Member

Dan O'Neil .....Schultz's Maintenance Tech

**Association Management Inc. .... (586) 739-6001 (and after hours emergency)**

Our current web-address is still active and will eventually transition to a website with AMI.

**[schultzestatescondo2.org](http://schultzestatescondo2.org)**

Pursuant to our Association By-laws, we had our Annual Meeting in August at the Clinton Macomb Library on Romeo Plank. Our By-laws require a 25% quorum for voting purposes to elect a new board. Either your attendance is required or your proxy given to an individual of your choice that will attend the meeting. This proxy allows them to vote on your behalf. We did not meet our 25% required quorum. In this instance, the existing board stays in place one (1) more year until the next Annual Meeting. Two (2) board members resigned earlier and a third, whose term was up, chose not to stay on. The three (3) remaining positions were chosen by the Board from those who submitted a resume for nomination. See above for your current board. We ask that you get involved with your Association, vote and attend the Annual Meeting or turn in a proxy, in order to prevent this happening again next year. Thank-you to all who volunteered to serve.

In 2023 we addressed some of our road issues with asphalt (a cheaper alternative), we also maintained 10 buildings in our rotation schedule. We are using a new siding that does not rot like the old wood siding. We are installing commercial size gutters and downspouts on the rotation buildings and now have over 20% of our buildings with these wider gutters/downspouts. Five (5) new roofs (complete tear-offs), maintenance of our many trees, and a complete audit of our water usage resulting in many thousands of dollars in savings were completed. We dealt with many foundation problems as they are an on-going issue. Schultz is attempting to repair in phases (3+ years) the block wall on the perimeter of our eastern border. We took a hard negotiating stance with our landscaping/snow removal company as prices for all services are through the roof. All others were much more expensive. AMI is managing our work-orders that are extremely numerous and costly due to our nearly 50 year old buildings. Be patient! Contractors are struggling looking for reliable and well-trained help. We are now putting legal action on delinquencies in the very early stages. We intend to be more pro-active regarding sump pumps. A brochure will be forthcoming on operation of same along with a possible training class for all those with pumps (and others if desired) to understand their

operation and residents' diligent inspection of same. This is most critical since it appears we are having some extreme rains with climate change. Knollwood Village instituted this procedure with much success. The apartment style buildings will be getting some much needed attention cosmetically (future carpet and paint in halls) along with dryer vent cleaning. Their system of venting requires tools and skills to clean out a junction box and fan area that 2 units share. We do not want fires in our buildings. Many other pending issues are on the table throughout the complex.

Your Board is working hard to be fiscally responsible along with maintaining the Association to its best during these difficult times. The cost of materials and services has skyrocketed just as food, gasoline, housing and so many other items have. Most contractors appear to be shorthanded. Residents may not always be in agreement with our decisions, but the Association does have budgetary constraints to consider and your Board is doing its very best to balance our circumstances.

### **EMERGENCY AFTER HOURS**

Please be patient when calling AMI emergency after hours phone number. Especially in the case of extreme weather that has caused an issue at your unit. Patience is required since so many others are calling too. You will get a response, if you hold.

### **COMMON AREAS**

Please be respectful of the common areas around your unit. If it is not your patio, courtyard or flower bed the area belongs to everyone. Please do not "take it over" with your personal items as if it is your property!

### **STREET PARKING/SNOW REMOVAL/FIRE-RESCUE-EMS – A REMINDER!**

**ON STREET PARKING IS NOT ALLOWED** in Schultz Estates II. Park in your garage, driveway or visitor lots. The Fire Marshall reminds us that our roads need to be kept clear for FIRE, RESCUE and EMS. You will be fined, if you continue to violate condo rules. Also, the snow plows need a clear path in winter. KEEP VISITORS PARKING CLEAR SO THAT IT CAN BE PLOWED. ANY DRIVEWAY WITH A PARKED VEHICLE WILL NOT BE PLOWED. Additionally, Priority trucks need a clear path to empty our dumpsters. If you are having an event (estate sale, graduation party, birthday party, etc.) where you will need additional parking, you must get permission in advance from AMI or a board member to park on the street for your event.

### **OUR ASSOCIATION HAS NEW TOWING RULES IN EFFECT – 2 sticker warnings and you pay tow.**

#### **Visitors Parking and Garage/Carport Parking Storage**

Many of the vehicles parked in Visitors Parking are not visitors at all. They are unit owners in the area. **All vehicles parked in Visitors Parking must be moved in a 24 hour time period and**

**have a valid license plate. Visitors Parking cannot be used to store any vehicle. The Association has put into effect towing rules for unlicensed vehicles and vehicles that don't move every 24 hours. Your vehicle will be stickered twice in violation and then towed. If your car is towed, the resident will be responsible for the towing fee. Garages, carports and driveways are for your vehicle(s). Use them for their intended purpose.**

### **TRASH AND LARGE ITEM PICK-UP**

Priority our trash company wants us to remind you the dumpsters are for trash and bagged garbage. **Do not** put your remodeling debris (get your own dumpster), or furniture, mattresses, TV's, appliances, etc. **in or near** the trash receptacles. You may put your item in the Maintenance fenced yard on Beverly Way. The gate is not locked. Priority Trash drivers are not allowed to get out of the truck to pick up items. **For each item you discard against our community rules, we have to pay out of your dues an extra pick-up charge performed by another vendor.**

### **Winter Preparations, Snow Birds and Extended Vacationers**

If you are planning an extended vacation or spending the winter in a different location, here are some important tips. Make sure you shut off the main water supply to your unit...UNLESS... and this is very important information.....IF YOUR UNIT HAS THE BACK-UP SUMP PUMP FOR YOUR BUILDING. In this case, you would NOT shut off your main water supply.

Your secondary / back up sump pump may run on water power. In the event we lose electricity, the pumps will continue to function without electricity, using water power. All other units WITHOUT A SUMP PUMP should turn off the main water supply to their uni

### **Contact Phone Number**

All unit owners are required to have an emergency contact person with a key to your unit. This contact's phone number will protect you from any unexpected emergency or water damage to your unit or your neighbors' units while you are out of town. Set your furnace at 62 degrees. This will stop any freezing weather from damaging your unit or water pipes. Please give this contact person's name and phone number to Associated Management Inc.

### **Outdoor Water Faucets and Hoses**

Schultz Estates II will not be responsible for any frozen or broken water pipes due to unit owner's negligence in not taking proper care of their unit's outdoor water supply and faucets. Please remember to turn off your outdoor faucets from the inside, leave the faucet open, drain, disconnect, and store your hoses for the winter months. Hoses left outdoors will freeze and crack. A frozen broken pipe could damage your unit and also your neighbor's unit.

**Rental Bylaw - DID YOU KNOW?**

Presently, there are *NO NEW RENTALS allowed* for any unit owner that wishes to rent at this time. This *no NEW rental policy* will stay in effect until the amount of units that are rented drops below 15%. There is a rental waiting list for your convenience and once the percentage drops below 15%, you will be notified of your status on this list. Our Association passed a new bylaw several years ago regarding this 15%. If you wish to rent your unit contact AMI. **NO ONE IS GRANDFATHERED FOR FUTURE TENANTS.** If you loose your tenant, you go back on the list.

**Insurance Bylaw**

It is mandatory that all units have an HO 6 Policy on their unit. You will need to provide your proof of this insurance document to Association Management, Inc. It will be placed in your file. *The HO 6 policy is proof of your Insurance coverage of the condo interior and other parts you are responsible for, and needs to be renewed yearly.*

**Schultz Estates II Budget**

It is not easy to predict the future or what needs we may have in the coming year, as far as grounds, fences, roads and buildings. It is vital to have an adequate Reserve Fund to make sure all our needs are met during emergency issues. We have a long history of sinking buildings, sewer problems, collapsed drains, deterioration of our streets and cinder block walls. **It is important to the owners that face these challenges near, or at their units, to report the problem asap so it can be dealt with early. Every year, we are faced with one or more of these issues throughout Schultz Estates II. We look for the best value in our Contractors and make sure the quality of workmanship is of high standards. We need to remember that our complex is 45 years old and we have 324 units/homes to attend to.**

The complex will wait until the leaves have fallen and have our professional Fall Clean Up. Courtyard units are responsible for the cleanup of their courtyards. Plantings and outdoor flower pots need to be cleaned up by the unit owners. *Remove and store any planters that may obstruct sidewalks and driveways during snow removal season.*

**What do we get for our Association Dues?**

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**Our water and sewer bills paid.** The cost of this yearly has now passed a quarter of a million dollars! Be thinking about conserving our water in your everyday use. Fix running toilets and leaky faucets.

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|---|----------------------------|
| Security Lighting, Electric paid for Security Lighting Only | Foundation Repairs         |
| Insurance on the exterior of our buildings                  | Maintenance Services       |
| Roadway, cement driveways & walkways repaired               | Fence Replacement & Repair |

Sump Pump Replacements and electric paid

Lawn Cutting

Gutters Cleaned twice a year

Tree Removal Service

Spring & Fall Clean-up

Lawn Fertilization

Snow Removal, Salting Roads, Garbage Pickup at Receptacles, Free Fill Dirt, Free Grass Seed, Free Ice Melt **(Ice melt, and grass seed can be picked up at our Maintenance Building between 11:00 am and 12:00 Tuesday or Thursday. We stock according to the seasons).**

### **Vandalism in Schultz Estates II – Neighbor Watch**

Please keep your eyes and ears alert for any suspicious activity within our complex. Call the police if you are suspecting illegal activity. The Clinton Township Police will respond. Our Maintenance Building was broken into and many valuable vehicles and tools necessary to maintain our complex were stolen. Please note that there have been other incidents in the past where visitors to units or unit owners have left their vehicles outdoors and unlocked. They have been ransacked for valuables. No vehicles have been broken into, but have been targeted for being unlocked and left unattended after dark. Valuable items inside the vehicle have been stolen. Additionally, our contractor's vehicles have been broken into taking most of their valuable tools. Another good reason to park in your garage

### **Christmas Decorations**

As always, our complex is full of wonderful Christmas Decorations and we welcome our Unit's displays. All Decorations need to be down by January 7<sup>th</sup>. Please DO NOT plug your Christmas lights into our security light fixtures for any reason. Take a Holiday ride at night and see the beauty and warmth that our owners bring to our beautiful community... We thank you so much.

### **Safety First Reminder....from previous Newsletters:**

Please remember the four devastating fires that occurred in Schultz Estates over the past 20 years. It is our goal to continue all our efforts to put safety first. We ask you to use safety with your fireplaces, in your kitchens and Barbecue areas... BE SAFE.

### **Open Flames**

Unit Owners, please think before you put your unit and those of your neighbors in jeopardy through a thoughtless use of candles, burning anything, or burning wood in fire pits near or on wooden deck areas. These items are not allowed... this includes fireworks of any kind. Letters will be sent and fines will be applied to anyone who disregards our fire laws in the future.

### **Speeding and Walkers**

Our speed limit is posted at 15 miles per hour and yet we have cars speeding through Schultz

Estates. We have walkers in the early morning, throughout the day, and then again at night.

*There are children living in the area who have been known to dart into the streets. Slow down and respect where you live and our residents, so we all get home safely. A few new stop signs on Sheldon are to discourage speeders who generally do not live here. **DO NOT PARK AT OUR ENTRANCES EITHER DROPPING OFF YOUR CHILDREN OR PICKING THEM UP. PLEASE PARK IN VISITORS. WE DO NOT WANT ANY CHILDREN HIT RUNNING BETWEEN CARS.***

### **Pooper Scoopers Please...**

#### **Dogs**

Be responsible for your pet and pick up after them at all times. There are plenty of large, open areas for dogs to do their duty. Please do not walk your dog next to building windows or landscaping. Once a dog urinates on grass or plants, these areas die out, *and grass, shrubs, and other landscaping will be ruined.*

#### **Cats**

**Cats are not allowed to roam freely day or night. They are not allowed to be in the common areas without the owner and must be on a leash. For the safety of your cat keep it indoors**

### **Washing Machine Water Hoses and Clothes Dryer Venting**

Washing machine water hoses bursting can be one of the most serious accidents that can happen in your home. It may not only affect you but also your neighbors that are connected to your unit. These hoses have constant water pressure so that you can fill your washing machine.

Once they start to leak, or burst, the area floods until the water lines are shut down. If your hoses have not been changed in years, check for any slight bubbles in the hoses, turn the water lines off and replace the hoses as soon as possible. Reinforced hoses are inexpensive and can save us thousands of dollars in damages to your unit or to your neighbors. *(If you have a laundry tub, always check the drain pipe to make sure it is not blocked before using your washing machine).* Check your dryer venting for lint build-up. *Remember to clean out the dryer venting from the machine to the outside at least once yearly to prevent risk of fire.*

### **Snow Removal**

During heavy snow storms, our streets and visitor parking areas need to be clear when our snow removal teams arrive. **PARK YOUR VEHICLE IN YOUR GARAGE OR CARPORT – NOT IN VISITORS PARKING. ANY AREA WHERE THERE IS A VEHICLE PARKED WILL NOT BE PLOWED.** For those of you who take the time to shovel your own driveway, we must all realize that we do so at our own risk. We have 324 driveways and endless roads to clear.

**Our snow removal team will clear your area as quickly as time permits. The snow removal company will not plow a driveway with a car in it for the safety of the car and the plow drivers. Remember, there is no on-street parking so please get those cars into the garage this winter.**

### **Quiet Hours**

Quiet hours are from 10pm until 8am. Quiet time means that you can have a party or get together after 10pm, but you cannot have loud music, yelling, or any type of function that might disrupt your neighborhood after 10pm.

### **Sump Pumps**

**Units with sump pumps need to give Association Management, Inc. a phone contact number in case of an emergency.** Your main sump pump is our responsibility. **It not only services your unit, but also the other 3 to 5 units connected in your building. We suggest you check the sump pump a minimum of 4 times a year.** (The SECONDARY OR BACK-UP sump pump are each building's option to purchase). Not every building has a Back-Up sump pump. Back-Up sump pumps kick in when the Main Sump Pump fails. They may be Water Driven or Battery Powered. Per our Master Deed, cost of maintenance, repair/replace is shared by all unit owners in that building only, for the BACK UP sump pump. The owner of the unit with the sump pump assumes responsibility to do periodic checks on the Battery Backup status and to alert others when there is a problem. In case of an after hour emergency, call Association Management, Inc Hot Line at 586-739-6001 and leave a detailed message.

### **Schultz Estates II Handbook**

The most important tool for all Schultz Estates Phase 2 residents is your Association Handbook. If you attended the Annual Meeting, you should have received a Handbook. The Board is delivering (to those who didn't attend) a Handbook to your address. This is a cost savings of nearly \$700.00 in postage rather than mailing the Handbooks. Keep it handy and refer to it to find out how you can get things done quickly and easily. If you need a Handbook, Association Management Inc. will provide you with one.

### **Courtyard Trees and Garage Doors – DID YOU KNOW?**

Trees in your courtyard are your responsibility. Keep them trimmed and branches away from our buildings. The Association may ask you to do so, if we see a problem.

Garage Doors are your responsibility. If your door becomes dilapidated or unsightly due to its age, please replace it. Once again, the Association may ask you to do so.

## THE MOST COMMONLY BROKEN RULES IN SCHULTZ ESTATES II

Not picking up after your dog!

Growing vegetables around your common patio area!

Personal decorations in excess around your unit's common area. Decorative mounts on the brick!

Fencing around your patios. Only certain fencing is allowed and must be approved!

BQ grill too near the building. Must be at least 15 feet away. No balcony!

Items left around the outside of dumpster!

Street Parking!

Speeding on our streets!

Flushing Wipes and causing basement backups!

Not addressing your leaky toilets and faucets! Water/sewage is so expensive!

**Not adhering to AND educating yourselves on our Condominium Rules. You live in a condo not a private home!**

PLEASE BE KIND TO YOUR NEIGHBORS AND RESPECTFUL OF YOUR BOARD, OUR EMPLOYEES AND OUR CONTRACTORS, WE ALL WANT THE BEST FOR SCHULTZ.

WISHING EVERYONE A PLEASANT AND SAFE FALL AND HOLIDAY SEASON!

Joanne LaRue, President

Gina Austin, Vice President

Jose Ramos, Secretary

Wendy Callanan, Treasurer

Bert Copple, Board Member