

SCHULTZ ESTATES II - SPRING 2025 NEWSLETTER

Wendy Callanan...President
Patrick Griffis...Vice President
Denise Valentino...Treasurer
Bert Copple...Secretary
Gina Austin...Trustee

Dan O'Neill...Maintenance
Association Mgmt, Inc. (586)739-6001

OUR WEBSITE: <http://amicondos.com/schultzestates2/> – **GARAGE SALE DATE June 20, 21, 22, 2025**

LET US ALL AIM FOR A WELL ATTENDED ANNUAL MEETING THAT IS CONSIDERATE AND RESPECTFUL TO ALL INVOLVED. **IT IS VITALLY IMPORTANT FOR OWNERS TO CAST THEIR VOTE** FOR SCHULTZ ESTATES II TO REACH A QUORUM (**MANDATED BY OUR BY-LAWS**). RETURN YOUR PROXY OR GIVE YOUR PROXY TO A BOARD MEMBER AND/OR ATTEND THE ANNUAL MEETING AND VOTE IN ORDER TO ACHIEVE QUORUM. PLEASE EMBRACE AND PARTICIPATE IN YOUR ASSOCIATION'S BUSINESS.

IF QUORUM IS NOT REACHED NEW BOARD MEMBER VOTING WILL NOT TAKE PLACE.

THERE WILL ONLY BE A GENERAL MEETING OF THE ASSOCIATION.

THE 2025 ANNUAL MEETING WILL BE ANNOUNCED IN THE SPRING/SUMMER AS OUR BYLAWS SUGGEST.

THE MAIN LIBRARY AUDITORIUM IS OPEN AND WE WILL BE SCHEDULING OUR ANNUAL MEETING 60 DAYS PRIOR TO THE MEETING DATE (as required by the library).

WE ENCOURAGE anyone interested in serving on the Board to review the attached list of duties of board members and officers. Our hope is that this list of duties will help our condo residents make an informed decision as to what is expected of a board member before donating their time to this worthwhile position.

UPDATE ON SNOW REMOVAL Synergy, our grounds maintenance and snow removal company, has come up with a way of notifying our Association members of pending snow removal. When the snow is predicted to be more than **2 inches or more**, Synergy will contact AMI with a snow removal time estimate and AMI will send out an email blast to residents to let them know. We're all hoping this communication will be helpful during a storm. Streets and driveways are **NOT** plowed if the snow is under 2 inches. Driveways and walkways are **ONLY** ice melted and roads are salted when the snow is under 2 inches.

SIX (6) buildings are in the rotation schedule this year for exterior maintenance. Soffits, siding, gutters, rotted wood replacement, fences, balcony work, etc. are part of these projects.

THREE (3) ROOFS will be removed and replaced this year. The cost of materials for roofing has greatly increased, limiting the number of roofs to be completed.

ONE (1) APARTMENT STYLE CONDO will receive much needed painting of the 3 foyers and new hallway/stairs carpet. The Board would like to complete one a year going forward.

ROAD WORK will happen again this summer. We will be using asphalt this year to cover a larger area of repair. Also, some concrete sidewalk repair in the common walking areas. It is our desire to start early with the roads but that will depend on the contractor.

BRICK WALL repairs are continuing along our northwest perimeter walls. This is an ongoing program for a few more years.

BALCONY REPAIRS: The board previously requested balcony inspections on all residences. Those in need of repair or replacement will be completed in 2025.

FENCING: As discussed at our 2024 Annual meeting, we will be using vinyl fencing in certain areas. There will be 3 vinyl fences installed this year.

A REMINDER if you are considering renting your unit ***you must follow protocol*** that has been set up with Association Management, Inc. and the Township of Clinton. There are rules to follow, fees to be paid, inspections to be had and information that is needed to complete this process. Our association has a bylaw that caps the number of rentals.

PARENTS please do not park at our entrances while waiting to pick-up your school age children. We don't want a tragedy. It is too easy for a child to be hit running between cars. Many non-residents cut through our complex and may not be as watchful as residents. Many break our 15 MPH speed-limits. PLEASE OBEY THE NO PARKING SIGNS!

TRASH AND LARGE ITEM PICK-UP Priority, our trash company, wants us to remind you that the dumpsters are for trash and 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 items in the UNLOCKED maintenance fenced yard on Beverly Way. Priority Waste drivers are not allowed to get out of the truck to pick up items around the dumpsters.

THE COST OF ILLEGAL/IMPROPER DUMPING IS SIGNIFICANT. Non-resident dumping and improper disposal by residents is costing the Association approximately an extra \$45,000.00 per year. This continues to be an unnecessary cost and problem we need not incur. Please dispose of your items properly and try to be courteous to other residents.

STREET PARKING IS NOT ALLOWED IN SCHULTZ ESTATE II please 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. Additionally, garbage trucks need a clear path to empty our dumpsters. If you are having an event where you will need additional parking, you must get permission in advance to park on the street for your event.

VISITORS PARKING AND GARAGE STORAGE many of the vehicles parked in visitors parking are not visitors, BUT unit owners in the area. **All vehicles parked in visitors parking must be moved in a 24 hour time period.** **Visitors parking cannot be used to store any vehicle. All vehicles must have a current license plate.** The Association has a towing program in place. If a violation occurs, a violation sticker will be put on the vehicle and the owner will be given an opportunity to correct this violation. If not corrected, the vehicle owner runs the risk of being towed **at their expense.**

UNIT PARKING it is clearly stated, in our bylaws, that garages are not to be used for storage and that vehicles for the unit should be parked in the garage or on the driveway. Apartment style condos need to park in their carport or behind the building in designated areas. We have found that visitor parking has been full in areas near the apartments while the designated areas are empty.

VANDALISM IN SCHULTZ ESTATES II please note that there have been 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 resident's 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. We also had our golf carts stolen along with tools when the maintenance building was broken into.

NEIGHBORHOOD WATCH if you see something odd, don't be afraid to call the police. Clinton Township Police are more than willing to come into Schultz Estates and check out any problems. Lock your doors in the evening and make sure any vehicles left in the driveways are locked. This is another reason to park your cars in your garage.

SAFETY FIRST REMINDER FROM PREVIOUS NEWSLETTERS please remember the five devastating fires that occurred in Schultz Estates over the past 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 THIS SUMMER!**

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. **DO NOT BARBECUE UNDER A BALCONY.**

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.

DOGS: Pooper Scoopers Please! 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. Dogs sniff out pee-mail and will repeat their behavior in the same common spot time and time again.*

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 Bursting washing machine water hoses can be one of the most serious accidents that can happen in your home. It may not only affect you but also 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 thousands of dollars in damages to your unit or 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.

SUMP PUMPS *units with sump pumps need to give our management company a phone contact number in case of an emergency.* The main sump pump is our responsibility. It services all the connected units. If your

unit has the sump pump, we suggest you check it a minimum of 4 times a year.

SECONDARY OR BACK UP SUMP PUMPS ARE EACH BUILDING'S RESPONSIBILITY backup sump pumps kick in when the main pump fails. They may be water driven or battery powered. Per our Master Deed, the cost of maintenance, repair/replacement of the backup sump pump is shared by all unit owners in that building. The owner of the unit with the sump pump assumes responsibility to do periodic checks on the main and backup sump pumps and to alert others when there is a problem. **Not every building has a backup sump pump.**

A NEW SUMP PUMP CHECK/REPAIR/REPLACE PROGRAM IS IN EFFECT BY MAINTENANCE. THIS WILL BE ON A ROTATION BASIS OLDEST FIRST. THE ASSOCIATION HOPES TO REPLACE UP TO 9 SUMP PUMPS A YEAR AS NEEDED.

In case of an emergency, call the AMI's Emergency number at 586-739- 6001 and report to a live answering service.

OWNER'S BACK UP CONTACT PERSON(S) 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. Please give this contact person's name and number to Associated Management Inc.

WHAT OUR ASSOCIATION DUES PROVIDE OUR COMMUNITY?

- ★ **Our water and sewer bills.** The cost of this bill has now passed a quarter of a million dollars! Let's be thinking of conserving water in our everyday use. Fix running toilets and leaky faucets. Be thoughtful of cost when watering your gardens.
- ★ **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**
- ★ **Spring & Fall clean-up**
- ★ **Tree removal service**
- ★ **Lawn fertilization**
- ★ **Gutters cleaned twice a year**
- ★ **Snow removal, salting roads**
- ★ **Garbage pickup at receptacles and maintenance yard,**
- ★ **Free fill dirt, free grass seed, free ice melt (will stock according to the season).**

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.

INSURANCE BYLAWS All units must have an HO6 Policy on their unit. You will need to provide your proof of

this insurance document to Association Management Inc. If you provided it to Stamper or AMI It will be in your file. *The HO6 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 to our grounds, fences, roads and buildings, roofs and foundations. 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 many other issues. **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 NEARLY 50 years old and we have 326 units/homes to attend.

SCHULTZ ESTATES II HANDBOOK the most important tool for all Schultz Estates Phase II residents is your Association Handbook. Keep it handy and refer to it to find out how you can get things done quickly and easily. If you need a Handbook, contact AMI's office to receive a copy.

QUICK REMINDERS

- 1) **PLEASE** have consideration for your neighbors at all times.
- 2) **BREAK DOWN** all cardboard boxes to place in the trash receptacles to allow room for other unit owners' garbage.
- 3) **EMERGENCIES** - CALL POLICE OR FIRE AT 911.
- 4) **PETS** must be on a leash and pet droppings must be picked up by the pet owner.
- 5) **DO NOT FLUSH ANY WIPES PRODUCTS.** It is causing clogged drains and basement flooding.
- 6) **PLEASE BE MINDFUL OF YOUR WATER USAGE.** Fix toilets and faucets that are leaking and let's save our water.
- 7) **DO NOT PARK VEHICLES** on the street or use visitors parking as a private parking area or for long term parking.
- 8) **DO NOT PUT GARBAGE** on the ground or loose in the trash receptacles. All trash must be bagged at all times. Do not put your garbage on top of the trash receptacles. Throw your garbage bags to the back of the receptacle to make room for your neighbor's trash. It is shameful to see the trash and food around the outside of some of our dumpsters.

ANNUAL CO-OWNERS MEETING Our plan is to hold our annual co-owner's meeting this summer. Please attend as we welcome your input. We are always looking for individuals to become board members. **All co-owners are welcome! WATCH THE WEBSITE FOR AN UPDATE AND DON'T FORGET TO VOTE EITHER IN PERSON OR BY PROXY.**

YOUR BOARD WISHES ALL RESIDENTS A SAFE AND FUN FILLED SUMMER. BE KIND TO YOUR NEIGHBORS AND HELP US TO CONTINUE TO MAKE SCHULTZ A GREAT PLACE TO CALL HOME.