

## **SCHULTZ ESTATES II - FALL 2026 NEWSLETTER**

Wendy Callanan, President  
(One year term ending 2027)  
Frank Lombardo, Vice President  
(Two year term ending 2028)  
Amy Stone, Treasurer  
(Two year term ending 2028)

Joe Stone, Secretary  
(2 year term ending 2028)  
Connie Deppner-Drum, Trustee  
(1 year term ending 2027)  
Dan O'Neill, Maintenance

**Association Mgmt, Inc. (herein known as AMI) (586)739-6001**

**OUR WEBSITE:** <http://amicondos.com/schultzestates2/>

### **ANNUAL MEETING**

Pursuant to our Association By-laws, we had our Annual Meeting in July and held at the Clinton-Macomb Public Library.

Our By-laws require a 25%, in person and in value quorum for voting purposes to elect a new board. This is arrived by either personal attendance at the meeting or submitting your proxy via meeting attendee, who would vote on your behalf.

We **DID** meet the 25% required quorum (HOORAY) and three (3) new board members were elected. Please welcome your new board members, Connie Deppner-Drum, Amy Stone and Joe Stone and welcome back two (2) existing board members, Wendy Callanan and Frank Lombardo. Names, board positions and term lengths are listed above.

**A SPECIAL THANKS** to former Board Members, Patrick Griffin, Denise Valentino and Gina Austin, for their years of time, caring and service to our community. Also, we thank everyone who has volunteered their time for our community.

The Board updated its vendor bidding process by obtaining three (3) bids instead of two (2) for larger projects such as roofs, roads, painting, balconies, outdoor maintenance, etc. In doing so, our vendors had committed to other jobs, and our work got pushed back. We are awaiting start dates for roofs, roads.

**IN 2026**, the following projects have been approved and delayed:

**FIVE (5) BUILDINGS** were in the rotation schedule this year for exterior maintenance. soffits, siding, gutters, rotted wood replacement, fences, balcony work, etc. are part of the scope on the 5 buildings.

**FOUR (4) 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** received much needed painting of the 3 foyers and new hallway/stairs carpet. All three apartment style condos have been completed.

**ROAD WORK** Ashcon will be providing our asphalt this year to cover a larger area of repair. Also, some concrete sidewalk repair in the common walking areas.

**BALCONIES** have been inspected and continued to be repaired/replaced with the worst being addressed first.

### **EMERGENCY AFTER HOURS**

Please be patient when calling AMI's emergency after hours phone number. Calls will be heavier during extreme weather events, so patience is needed. Stay or hold and your call will be answered.

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

Car Trucking, 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, paint cans containing liquid (**the paint must be solidified with kitty litter**) etc. **in or near** the trash receptacles. You may put your items in the UNLOCKED maintenance fenced yard on Beverly Way. Car Trucking drivers are not allowed to get out of the truck to pick up items around the dumpsters. In many cases, for each item improperly discarded, an extra charge is incurred and paid out of our dues. This continues to be a cost and problem we need not incur. Please dispose of your items properly and try to be courteous to other residents.

***TO REITERATE, Illegal Dumping is becoming an expensive issue for our Association.*** If you see someone on your door cam or otherwise illegally dumping please get their license plate number and submit it to AMI. We are working with our attorneys to develop a program to have illegal dumpers, living in our complex or living outside the complex, to be held accountable for the additional fees we are **all** incurring.

### **SNOW REMOVAL**

During heavy snow storms, our streets and visitors parking areas need to be clear when our snow removal teams arrive. *Park your vehicle in your garage or carport - **NOT IN VISITORS PARKING OR BY DUMPSTERS. ANY AREA WHERE THERE IS A VEHICLE PARKED WILL NOT BE PLOWED.*** For those who like to shovel your own unit's driveway, please realize that you do so at your own risk. Our snow removal team will clear your areas 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 let's get those cars into the garage this winter. Driveways are scraped and cleaned **BUT** not salted by our snow removal team.

Extra salt will be held in the maintenance building for members' use.

### **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. To prevent possible damage to personal property or equipment, **Snow Plows will not plow any driveway that has a vehicle.** Make sure your vehicle is in your garage. Please also keep visitors parking cleared for the plows.

### **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 now 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.**

### **WINTER PREPARATIONS, SNOW BIRDS AND EXTENDED VACATIONERS**

If you are planning an extended vacation or spending time in a different location, here are some important tips:

Make sure you shut off the main water supply to your unit **UNLESS YOUR UNIT HAS THE BACKUP SUMP PUMP FOR YOUR BUILDING.** In this case, do **NOT** shut off your main water supply.

All other units **WITHOUT A SUMP PUMP** turn off the main water supply to your unit.

Set your thermostat to 55 degrees to prevent pipes from freezing. The Board would also suggest opening outer wall cabinets to help keep the pipes from freezing.

### **CONTACT PHONE NUMBER(S)**

All unit owners are required to have an emergency contact person with a key to their 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 provide your emergency contact information to AML.

### **OUTDOOR WATER FAUCETS AND HOSES**

Schultz Estates II will **not** be responsible for any frozen or broken water pipes caused by the unit owner's negligence in 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. A frozen, broken pipe could damage your unit and also your neighbor's unit.

## **RENTAL BYLAW**

Schultz Estates II has a rental cap in place. No more than 15% of our 324 units can be rented at any time. Those that wish to rent can be put on a waiting list until the percentage is below the 15% allowed. All rental units must provide a current signed lease to the management company. All rentals need to be registered and inspected by the Township of Clinton and according to the Township of Clinton, be inspected every two (2) years thereafter.

## **INSURANCE BYLAW**

It is mandatory that all units have an HO 6 policy on their unit. You will need to provide your proof of insurance documents to AMI. *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.*

## **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. 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 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.

## **OPEN FLAMES**

Burning of any kind (i.e. wood in fire pits, candles, etc.) near or on wooden deck areas is not allowed. This includes fireworks of any kind. Letters will be sent, and fines will be applied to anyone that disregards our fire laws in the future. These items are not allowed...this includes fireworks of any kind. Barbecues must be 15 feet away from building. **DO NOT BARBECUE UNDER OR ON A BALCONY.** Letters will be sent and fines will be applied to anyone who disregards our fire laws.

**DOGS:** *Pooper Scoopers Please!* be responsible for your pet and pick up after them at all times.

**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. Only battery powered secondary sump pumps allowed. 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 HAS GONE INTO 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](tel:586-739-6001) and report to a live answering service.

### **SPEED LIMIT AND WALKERS**

Our posted speed limit is 15 miles per hour. Please drive safely and be mindful of your speed, walkers, children and your surroundings. As we head into fall/winter and shorter sunlight please be extra vigilant when driving and walking.

### **SCHULTZ ESTATES II HANDBOOK**

The most important tool for all residents is your Association Handbook. If you attended the Annual Meeting, you should have received a Handbook. If you need a Handbook, please contact AMI and they will provide you one. Please keep this Handbook for easy references in

condo living. **Please provide AMI with your email address.**

### **WORK ORDERS**

The unit owner(s) submits a work order letting AMI know exactly the issue being addressed. Photographs are recommended.

AMI determines if the association or the owner is responsible for remediation of the problem.

AMI approves/authorization to bring the work order forward and assigns a vendor.

Vendor will provide a work and cost estimate to AMI for approval and to the Board for approval if over \$1,000.00.

Applicable work orders will be given to Dan O'Neil for review and possible repair or he will refer back to AMI for the assignment of vendor.

AMI and the Board will prioritize health and safety work orders first.

### **SCHULTZ ESTATES II BUDGET**

It is not easy to predict the future or what needs we may have in the coming year with respect to the grounds, fences, roads, roofs, basements and general building maintenance. It is vital to have an adequate Reserve Fund to make sure all our needs are met during emergency issues. Each year we are faced with an emergency situation and continue to use high quality contractors to address these issues.

### **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 it is communal property. Please keep your area clean, weeded and trimmed.

### **WHAT UNIT OWNER'S RESPONSIBILITY ARE:**

- ★ Planting beds (even from previous owners)
- ★ Patios
- ★ Courtyards including courtyard trimmed trees and vegetation
- ★ Edging materials around beds and decks
- ★ Established flower beds weeding and maintenance
- ★ Unit windows
- ★ Unit doors
- ★ Window screens
- ★ Storm doors
- ★ Garage doors
- ★ Skylights

★ Atriums

**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**
- ★ **Pest control**
- ★ **Maintenance services**
- ★ **Roadway, cement driveways & walkways repaired**
- ★ **Fence replacement & repair**
- ★ **Sump pump replacements and electric paid**
- ★ **Common area maintenance**
- ★ **Lawn cutting**
- ★ **Spring & Fall clean-up**
- ★ **Tree removal service**
- ★ **Lawn fertilization**
- ★ **Gutters cleaned twice a year**
- ★ **Snow removal, salting roads and walkways**
- ★ **Garbage pickup at receptacles and maintenance yard**

**MARIJUANA USE** Our responsibility to be conscious of our neighbors right of good health has increased with the legalization of recreational marijuana. The smell and the smoke can be offensive as well as harmful to others. Please be mindful that smoking in any fashion can be very stressful and harmful to the people around us.

**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.

**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) **KEEP HALLWAYS CLEAR** in Apartment Style Condos. This directive is from the Clinton Township Fire Department.
- 5) **PETS** must be on a leash and pet droppings must be picked up by the pet owner.
- 6) **DO NOT FLUSH ANY WIPES PRODUCTS.** It is causing clogged drains and basement flooding. Even if the product claims to be flushable **do not flush.** These products

cause back-ups and this affects our aging pipes and sewer system.

- 7) **PLEASE BE MINDFUL OF YOUR WATER USAGE.** Fix toilets and faucets that are leaking and let's save our water.
- 8) **DO NOT PARK VEHICLES** on the street or use visitors parking as a private parking area or for long term parking.
- 9) **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.
- 10) **CARPORTS** are for cars only. Do not use it for item storage or storage of extra vehicles.

### **HOLIDAY DECORATIONS**

Our community has always had an array of holiday decorations and we welcome our unit's individual displays. Just some helpful reminders for the upcoming holiday season:

**Do not** plug your holiday lights into our security fixtures for any reason.

All decorations need to be down by **January 7.**

Take a holiday ride and see the beauty and warmth that our owners bring to our beautiful community.

### **VOLUNTEERS NEEDED**

**THE BOARD IS LOOKING FOR VOLUNTEERS** who can assist in doing holiday decorations for Schultz Estates II entrances, gardening assistance or other functions to benefit our community.

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

**Wendy Callanan, President**

**Joe Stone, Secretary**

**Frank Lombardo, Vice President**

**Amy Stone, Treasurer**

**Connie Deppner-Drum, Trustee**