



## Crystal Pond Condominium Association

### SPRING 2025 Newsletter

Volume 2, Issue 1 March 2025

#### Statement from the Board of Directors

Thank you to all the Co-owners who attended the “Special Meeting” held on March 13, 2025. Your ideas were greatly appreciated and your input invaluable. The Board spent many months (and some sleepless nights) in preparing for the meeting, and your understanding of the difficulty of this process is also appreciated. We need to invest in our community and focus on what we “need”, not what we “want” in order to maintain its integrity. It was evident from the presentation that this cannot be done under our current dues structure and that unfortunately a dues increase is necessary. The increase will allow us not only to finish several outstanding repairs, but to schedule several “preventive maintenance” projects (sewers, gutter cleaning, power washing etc.) to assist in maintaining a beautiful and safe community. (The presentation is available on the Resident Portal).



- Pets must be kept or maintained within the unit. Household pets shall be confined to the unit UNLESS accompanied by the co-owner or a responsible person and appropriately restrained. Each co-owner is responsible for the immediate collection and proper disposition of all fecal matter deposited by any pet maintained by them. Each unit is allowed (2) domesticated dogs, (2) domesticated cats, or (1) domesticated dog and (1) domesticated cat.
- There will be a “Trash Pick Up Day” on Saturday, April 5<sup>th</sup>. Meet at 10073 Swan Lake Circle at 1 p.m. to pick up your trash bags. Scott Lange will be assigning areas for clean-up.
- Anyone who has damage to your siding from mowers, please email Roxann ([repasyr@yahoo.com](mailto:repasyr@yahoo.com)) by March 31<sup>st</sup>. A list is being prepared for repairs.

#### What’s Happening

- In January, the HOA Board retained Hirzel Long as our legal counsel. This firm is independent of Casa Bella and/or Lombardo Homes. They are recognized as one of the top firms in Michigan in Condominium Law.
- “The Condominium Report Card” was prepared by Hirzel Long and reviewed by the Board in February. Per the report findings, the Board has authorized Hirzel Long to create new governing documents, with the August Annual Meeting being a target date for voting/approval by co-owners.
- Vice-President Scott Lange secured bids from several vendors for 2025. These were reviewed by the Board, and the following approved:
  - Lawn: Meadows
  - Fertilization: True Green
  - Pressure Washing/Gutter cleaning: Lange Home Improvements
- All financial documents have been received from Casabella and reviewed. A Quarterly P/I report for Sept-Nov was prepared, and subsequent quarterly reports will be posted to the Resident Center.
- The Lombardo Punch List Committee completed its findings, and the Punch List has been sent to Hirzel Long for action.



The Board of Directors has voted to increase monthly dues to **\$400.00 per month effective May 1, 2025**. (pursuant to Bylaw Article II, Section 3a). Please be advised that a non-refundable \$25 late fee will be accessed on the 17<sup>th</sup> of each month if payment has not been received reflecting this increase.

Co-owners paying by check, please make the check payable to Crystal Pond Condominium Association, and mail to:

Crystal Pond Condo Assoc.  
c/o Level Up Property Management Co.  
3023 Wolverine Drive  
Ann Arbor MI 48108

For Co-owners using auto payment, **this increase is not processed automatically**. Depending on the way your payment has been set up, you must contact your financial institution or edit the amount through the Level Up portal.

**PLEASE NOTE:** New Coupon Books **will not be provided**

### Frequently Asked Questions

**Q: Can I access the sprinkler valves for my own use?**

**A: NO**

- Use/access by any co-owner of the water distribution system for their own personal use is prohibited by the following:
  - Master Deed, ARTICLE IV: COMMON ELEMENTS, Section 1 (e) Water: The water distribution system throughout the Project, including that contained within Unit walls, up to the point of connection with plumbing fixtures within any unit.
  - Bylaws, ARTICLE VI: RESTRICTIONS, Section 13: Co-owner Maintenance. "...Each Co-owner shall be responsible for damages **or costs to the Association** resulting from negligent damage to or **misuse of any of the Common Elements** by him, or his family, guests, agents or invitees, unless such damages are covered by insurance covered by the Association...**Any costs or damages to the Association may be assessed to and collected from the responsible Co-owner** in the manner provided in Article II hereof.
- **Co-owners who use/access the sprinkler valves will be found in violation resulting in fines and reimbursement to the Association for the cost of personal water usage (based on monthly Township water bill).**

**Q. What if I observe a possible violation within the community?**

**A.** Co-owners are encouraged to email the HOA Board ([crystalpondcondohoa@gmail.com](mailto:crystalpondcondohoa@gmail.com)) with any concerns and/or questions about the community. All correspondence is confidential. If a possible violation is reported, the Board will review the information and send a violation notification if warranted. The Board is not able to ensure adherence with the governing documents without everyone's help. This is YOUR COMMUNITY--- help us hold everyone accountable to the standards set forth in the governing documents to enhance our community.

**HAPPY SPRING!**