



Crystal Pond Condo Association

Crystal Pond Condominium Association

SUMMER 2025 Newsletter

Volume 3, Issue 1 July 2025



Reminders from the Board

All co-owners received a "Bylaw Revision Voting Packet" in June. The amendments will give the HOA the ability to respond to important legal matters as well as remove a complication voting procedure, i.e., the requirement of a designated representative. If you have not already done so, **PLEASE RETURN YOUR BALLOT NO LATER THAN JULY 21st**. **A quorum (35% of co-owners) is required for this vote.** Ballots can be submitted by mailing (c/o Roxann Repasy 10073 Swn Lake Circle), emailing (repasyr@yahoo.com) or personally delivery to Roxann (ballot box on porch)

An Annual Meeting packet containing the Call to 2025 Annual Meeting, Agenda, General Proxy, Nominating Ballot, and 2025-2026 Budget was mailed to all co-owners on June 26, 2025. Three (3) board members will be elected at this meeting. Remember---this is your community. If you have the time and are willing to serve on the Board, or know of a co-owner who is willing to step up, please complete and return the Nominating Ballot. If you are unable to attend the meeting in person, please complete the General Proxy.

It is imperative that 35% of co-owners attend the Annual Meeting in August
(either in person or by proxy)

What's Happening

- A very successful Community Yard Sale was held in June, with 15 units participating. With all the positive feedback received, plan on this being an annual event.
- The power washing/gutter cleaning of all units is enhancing our already beautiful community. The Board thanks you for your continued cooperation and patience during this project.
- A Garden Walk was held on June 29th with the Beautification Committee viewing numerous flower beds "up close and personal", each with different designs, flowers, borders, bedding etc. Congratulations to Rodney & Nancy Deveen (10196 Swan Lake Circle) winners of the \$100 VISA gift card. All co-owners are encouraged to walk through the community and you will understand why it was a difficult choice to select the winner. This event will be held annually.
- A Facebook page has been created as another way to distribute information and connect with other co-owners. Please join us on Facebook @ Crystal Ponds Co-Owners.



ANNUAL MEETING

**THURSDAY
AUGUST 14, 2025**

Time: 6:00 -8:00 p.m.
(Registration will begin at 5:30 p.m.)
(The Meeting will begin promptly at 6:15)

Location: Ypsilanti Township Hall
7200 S. Huron River Drive
Ypsilanti MI 48198

Agenda:

- Opening Statements
- Determination of Quorum & Proof of Notice of Meeting
- Review of 2024 HOA Annual Meeting Minutes
- Report of Officers & Committees
- Appointment of Inspector of Elections
- Election of Directors
- Unfinished Business
- New Business
- Open Discussion

Community Cohesiveness #5 Follow-up to recent projects

There has been a lot of activity throughout the community the last few months, and as we continue to strive for community cohesiveness, we are asking your assistance in ensuring the improvements are working.

Sprinklers: April Rain made significant repairs and adjustments to the sprinkler system, including replacement of over 100 sprinkler heads. Recent adjustments have been made to accommodate for the hot dry weather. If you have any issues with sprinklers (direction, non-working etc.) please open a Task through the Resident Portal. If you do not utilize the Resident Portal, email Level Up (mjproperties734@gmail.com) to open a task for you. The Board will review and contact the vendor if necessary. A reminder that the sprinklers do not necessarily water the trees in the front of the units, so they (and the community) would appreciate the co-owner watering them occasionally to ensure their growth.

Fertilization: True Green performed two rounds of fertilization and pre-emergent treatments. If you have an abundance of weeds, please open a Task through the Resident Portal. If you do not utilize the Resident Portal, email Level Up (mjproperties734@gmail.com) to open a task for you. The Board will review and contact the vendor if necessary.

Siding Damage: Any co-owner who has siding damage due to mowing, please open a Task through the Resident Portal. If you do not utilize the Resident Portal, email Level Up (mjproperties734@gmail.com) to open a task for you. The Board is maintaining a list of units that need siding replaced and these will be done in groups throughout the year.

Power Washing: The vendor has encountered several units with leaking windows and/or doors. Co-owners are reminded that the maintenance and/or replacement of damaged windows and/or doors is their responsibility. Continued neglect resulting in any damage to the unit is also the co-owner's responsibility.

THANK YOU!

The Beautification Committee would like to acknowledge and thank fellow member Diana Eaton for going "above and beyond". Diana is responsible for maintaining the front flower beds, as well as the new plants at the South entrance. Most recently, she performed her "semi-annual" duty of applying a protective sealant on the benches throughout the community. Being an "avid geese hater", Diana was a driving force in obtaining the Geese Be Gone beacons. Thank you Diana!

Frequently Asked Questions

Q. Why do I need prior Board approval for flower beds, outside modifications etc.

A. This procedure is not meant to be "invasive", but rather, allows the Board to ensure that any modification is in conformance with the governing documents and will not infringe upon other co-owners or have an adverse effect on the community. The majority of Modification Requests are approved within 3-5 business days, and the Board thanks the co-owners who have contacted us prior to beginning your projects. A "Modifications that Need Prior Board Approval List" is posted on the Resident Portal.

Q. What if I see an area of the community that needs beautification and/or I have an idea for a community event:

A. Please contact the Beautification Committee via email to Roxann at repasyr@yahoo.com. Not quite a year in existence, the Beautification Committee has expanded far beyond organizing "clean-up days" and its purpose is no longer just "beautification". The committee is constantly thinking of and/or working on projects to not only beautify the community, but to engage co-owners. The more we know our neighbors and are involved, the easier it is to continue to grow.

Q. What if I see non-residents walking, bike-riding, fishing within the community:

A. Co-owners need to maintain due diligence to ensure the public is not taking advantage of our sidewalks, roadways, and/or ponds. A simple "reminder" (with a smile) that it is a private community could go a long way in ensuring non-residents do not return. (No co-owners should ever put themselves in a dangerous or confrontational situation)



THE BEAUTIFICATION COMMITTEE HAS PLANNED
**CRYSTAL POND FIRST ANNUAL
COMMUNITY PICNIC**
(CO-SPONSOR LEVEL UP)

JULY 19, 2025
3 P.M. TO ?
BEHIND/EAST OF
10323 SWAN LAKE CIRCLE
(LOOK FOR THE WHITE TENT)

RSVP by 7/8
See flyer for
details