

Crystal Pond Condominium Association

WINTER 2024 CRYSTAL POND NEWSLETTER

Volume 1, Issue 2 December 2024



Crystal Pond Condo Association

SPECIAL POINTS OF INTEREST:

- Statement from HOA Board
- 2024 Accomplishments
- 2025 Plans
- Neighborhood Meeting
- Frequently Asked Questions (FAQ)



- In order to reduce costs, 2025 Coupon Books are not provided unless requested from Level Up: (734) 589-0959
- Utilize the Level Up On-line Owner Portal for access to the Resident Center Portal (<https://leveluppropertymanagement.managebuilding.com/Resident/public/home>) which allows you to make online payments, view payment history, submit service requests, access Association documents (governing documents, financials, meeting minutes), and receive/review Announcements that effect the community.
- As the HOA Board assumes more responsibility to improve the appearance of the community, we are enforcing the governing documents to ensure that we are not exposed to liability, and that we are upholding the standards as set forth in the documents. (Refer to the Community Cohesiveness Announcement)

STATEMENT FROM THE BOARD OF DIRECTORS

Welcome Winter Wonderland! We hope you will enjoy this edition of the Crystal Pond Newsletter as we celebrate the community's accomplishments for 2024, as well as share plans for 2025.

Wishing you all a safe and Happy New Year

2024 WHAT A YEAR IT WAS!



- Three very successful "Clean Up" days were held. Several co-owners assisted with trimming, pond cleaning, raking etc. Thank you for your participation.
- "No Trespassing" signs were placed at each entrance as well as along the walking trail.
- Video Surveillance Cameras were installed by Ypsilanti Township.
- Water service/sprinklers were connected to the city water system.
- One unit (two condos) received new roofing.
- Level Up was hired as our property manager effective October 1, 2024.
- In August, Debbie Chamberlain (Treasurer) and Roxann Repasy (PR Officer) were elected to the HOA Board to serve with Patrick McGahan (President), Scott Lange (Vice-President) and Rachel Marceau (Secretary).
- Co-owner Information Sheet were distributed to all co-owners to ensure the Property Manager and the Board have pertinent information as required by the Bylaws.
- Two committees were formed:
 - The Beautification Committee is responsible for improvements and continued maintenance of the community as well as regularly scheduling and coordinating community cleanups.
 - The Lombardo Punch List Committee is responsible for identifying and maintaining a list of outstanding issues with Lombardo as well as addressing the costs of completed and outstanding issues.



HOA NEIGHBORHOOD MEETING

Date: Wednesday February 5, 2025

Time: 6:00 -7:00 p.m.

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

Proposed Agenda:

- Presentations from HOA Board
- Status of 2025 projects
- Review of 2025 expenses/financials
- Announcements/Open Floor Discussion

A Notice of Meeting with the official agenda and further details will be mailed at least 10 days prior to the meeting

FREQUENTLY ASKED QUESTIONS (FAQ)

Q: Am I allowed to have pets?

A: YES

- Per our Bylaws Article VI: RESTRICTIONS: Section 5: Pets: Co-owners are allowed one dog or cat (which shall not exceed 40 pounds in weight). **(modified to 2 pets per HOA Board)**
- No animal may be kept or bred for commercial purposes, and the co-owner is responsible in not permitting obnoxious or offensive noise, continuous barking, odor or unsanitary conditions.
- Pets must be leashed at all times and attended by a responsible person when outdoors. Pets may not be left alone and/or unattended on porches, patios, or decks and may not be tethered outside at any time.
- Failure of a co-owner to properly care for and/or attend to their pet will result in an assessment of fines.
- Any additional number or types of pets must have prior HOA approval.
- Co-owners should submit a General Inquiry through the Residence Center Portal or via email to Level UP stating the pets they are requesting permission to have in their unit to avoid an assessment of fines and/or removal of the pets.

Q: Can I lease my unit?

A: YES

Per our Bylaws, Article VI: RESTRICTIONS, Section 2: Leasing and Rental: A co-owner is allowed to lease their unit with prior HOA Board approval. The leasing agreement must be approved by the HOA Board at least 10 days prior to signing, and be for a period not less than six months. The Co-owner is responsible for submitting a new agreement prior to expiration of the current one for HOA Board approval. The co-owner is responsible for notifying the property management company of any new occupants by supplying their name(s), contact information etc. Failure of a co-owner to obtain prior HOA Board approval prior to leasing a unit could result in an assessment of fines.

2025 WHAT A YEAR IT WILL BE!



Property:

- Roof repair to be completed on two units.
- Research of Financing for additional roof repair.
- Power washing of exteriors of all units in Spring.
- Middle detention pond will be focus of Clean-Up Day.
- April Rain will repair non-working sprinkles and regulate the system and cycles saving cost of excessive watering.
- "No Fishing" signs will be posted by the detention ponds.

Keeping Co-owners Informed:

- Posting of Announcements, Community Updates and Governing Documents on the Resident Center Portal.
- Hand-delivery of some Announcements to all co-owners.
- "Advertising Easels" (one for each entrance) announcing current happenings.
- "Posting Boards" at each mailbox kiosk for posting of current events, forms, etc.
- "Welcome to Crystal Pond Condominiums-A Guide to Living in Our Community" is being developed.

Community Cohesiveness:

- Any modification will be monitored by the HOA Board to ensure prior approval was requested and given. *(see Bylaws)*
- Focus on Non-Compliance with Bylaws resulting in possible fines. *(see Bylaws)*
- Retention of attorney independent of Casabella Management Company.
- Review and possible revision/amendment of Bylaws.
- Financial information distributed quarterly to co-owners.
- Establishment of Reserve Fund.