

COMMUNITY COHESIVENESS #4

IT IS THAT TIME OF YEAR

Just a few reminders as we spend more time outside with family, friends, and flowers. The HOA Board's goal is to continue to keep the community as aesthetically appealing as possible, as well as safe and enjoyable for everyone.

Parking: Please be aware of where you (or guests, vendors etc.) are parking. Per Bylaw Article VI RESTRICTIONS, Section 12: Common Element Maintenance: "Sidewalks, yards, landscaped areas, driveways, roads, parking areas and porches shall not be obstructed nor shall they be used for purposes other than for which they were reasonably and obviously intended. No bicycles, vehicles, chairs or other obstructions may be left unattended on or about the Common Elements." Section 7: Vehicles "...no vehicles other than automobiles or vehicles used primarily for general personal transportation use may be parked or stored upon the premises of the Condominium..." Vehicles should not block the mailboxes or cause an obstruction to a clear roadway--please leave two lanes clear for vehicles, vendors, buses, etc. Michigan law prohibits parking near and/or the blocking of fire lanes and fire hydrants.

Watering: April Rain is the vendor responsible for the sprinkler system. Co-owners are not permitted to alter the sprinklers in any manner, nor access the community water lines and/or valves. 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." (*ARTICLE IV: COMMON ELEMENTS of the Master Deed identify water as a Common Element*).

Fertilization/Weed Control: True Green is the vendor for fertilization and/or weed control and will be applying three more applications this year. If you find areas of your lawn that need attention and/or have weeds, please report this through the Resident Portal. The Board will be tracking and monitoring the tasks to coordinate resolutions with True Green. If you are not utilizing the Resident Portal, please call Level Up (734-589-0970) or email them at mjproperties734@gmail.com with details of your issue and they will open the request for you through the Portal.

Common Elements: As you spend more time outside, you could discover an issue within the Common Elements of your unit (ground maintenance, concrete, etc.) Any issue must be reported through the Resident Portal. The Board is aware of several issues throughout the community that need to be addressed, but we don't know what we don't know. We are notified when a request (task) has been submitted through the Portal and you will be advised after the issue has been reviewed by either a board member or Level Up representative. The Board tracks and monitors all open tasks and will continue to do so until we are financially able (or the issue becomes un-safe) to have your task completed. Tasks open through the Portal also allow us to monitor for multiple issues of the same nature that we could repair/replace at the same time in order to save costs. If you are not utilizing the Resident Portal, please call Level Up (734-589-0970) or email them at mjproperties734@gmail.com with details of your issue and they will open the request for you through the Portal.

Modifications: Not only is "change" in the air, but most likely with you. The majority of modifications inside your unit are allowed without Board approval, **but** there are a few exceptions. Any modification to the outside of the unit and/or Common Elements, **require prior HOA Board approval** for the project. Not obtaining prior approval could result in fines and/or removal of the modification. To assist co-owners, the Board has created a "Modifications Requiring HOA Board Approval Prior to Proceeding" list as a quick guide. ***Co-owners should consult the Governing Documents for complete information on modifications.*** If you are not utilizing the Resident Portal, please call Level Up (734-589-0970) or email them at mjproperties734@gmail.com with details of your Modification Request and they will open the request for you through the Portal.

It is always a pleasure to serve you and please contact us if you have any questions or concerns at crystalpondcondohoa@gmail.com.