

PROPERTY MANAGER

GLENN KIRKHAM

OFFICE MANAGER

WENDY CANTWELL

MAINTENANCE

DOUG BENSON

DOUG WHITING

JOHN SCOTT

GROUNDS

MARK VANKAMPEN

ADMIN. ASSIST.

LYNDSEY MORRISSEY

BOARD MEMBERS

DORIT CARD

BERYL WATTERS

TOM MORRISSEY

TRISH DAUTERMAN

RAINI MAJESKE

OFFICE HOURS

MONDAY—FRIDAY

8:00 AM—5:00 PM

CONTACT DIRECTORY OFFICE

(517) 882-3461

EMERGENCY MAINTENANCE

(517) 897-0194

POLICE NON-EMERGENCY

(517) 483-4600

EMERGENCIES DIAL 911

WEBSITE VILLAGETOWNHOUSES.COM

Village Townhouses

VOLUME 2 ISSUE 9

MARCH 1, 2010

Carrying Charge Increase

After carefully reviewing the budgeted needs for Village Townhouses Cooperative for the April 2010-March 2011 budget year, the Board of Directors has approved a two dollar increase in the monthly carrying charge rate. The following carrying charge rates and surcharge increases are effective April 1, 2010:

April 1, 2010 Carrying Charge and Surcharge rate is as follows;		
1-Bedroom	\$380	\$418
2-Bedroom	\$422	\$464
2- Bedroom	\$423	\$465
With side-yard		
3- Bedroom	\$449	\$494
4- Bedroom	\$467	\$514

Should you have any questions regarding the carrying charge increase please contact the Office at 571-882-3461.

Neighborhood Watch Meeting

The neighborhood watch committee is planning a spring meeting. The membership will be notified after a date has been set please plan on attending if your schedule permits.

Snow Removal Policy Change

For your review is the change to # 6 of the new Snow Removal Policy. Number 6 will now read; Members who habitually fail to move their vehicle(s), causing an inconvenience to their neighbors, will be assessed a fine and risk having their vehicle(s) towed. If this offense happens four times in a snow plowing season the member will be issued a 30 Day Notice to Vacate as this is a health and safety issue.

- 1st. Offense = \$25.00
- 2nd. Offense = \$50.00
- 3rd. Offense = \$100.00
- 4th. Offense = 30 Day Notice to Vacate

The Snow Removal Policy will take effective April 1, 2010. Unfortunately a few members have caused these changes to be made in order for our staff to effectively remove the snow from your parking lot.



Parking Notes

Having guests? As you have probably noticed, parking space is limited. As a courtesy to your neighbors, please have your guest's park in the street or community building lot.



Spring Cleaning

With warmer weather coming soon please take a few minutes to clean up around your home. If you have any items that you no longer plan on using now would be the time to dispose of that item.

Checks and Money Orders

When making out your check for payment please double check to make sure that you have the same dollar amounts written and entered. For checks that have an old address, or if someone is making the payment for you, be sure to write your address somewhere on your payment. Your address and street name abbreviated is your unit number.

Daylight Saving Time Begins

Get ready to spring forward into longer days and warmer weather. Daylight savings time begins at 2 am on Sunday, March 14th. Don't forget to set your clocks forward one hour before going to bed Saturday night.



Basements

Basements are basements “whether” they are in a house, townhouse, office building, etc. They are underground and are susceptible to water and sewer backups when conditions are right. To protect your personal property, the property should be stored off of the floor. If you have or plan to finish the basement for a den, play room, etc. you should take into consideration the potential of water and sewer backups. Refer to your Membership Handbook under “Basements”.

Smoke Detectors

Just a reminder not to remove the battery from the detector and do not remove the detector from the wall. The smoke detectors are mandatory and are positioned as the City directed. The smoke detectors are for your safety and all other occupants of your townhouse and building. Refer to your Membership Handbook under “Smoke Detectors”.

Clean up pet feces

As the temperature begins warming up and the snow melts please remember to go out and clean up after your pet. Please help keeping Village look its best by doing your part. Remember having a pet is a privilege.

Pets

This is a reminder to all pet owners that your pet(s) need to be on a leash while on Village Property. You are welcome to use Attwood City Park for your pet to run freely.

Severe Weather Safety

Are you ready for severe weather? Here are some safety precautions you can take before severe weather occurs to help ensure your family's safety:

Meet as a household and discuss the dangers of severe weather and what to do when a severe weather warning occurs. Locate a safe spot in your townhouse where you can go. It is recommended that you get away from windows, doors and outside walls. If you are in a one bedroom townhouse, the bathroom is best.

Take a basic first aid and CPR class if possible and keep a disaster supply kit on hand.

Make sure you have a flashlight, battery-powered radio and fresh batteries handy.

Keep spare containers of drinking water on hand. Keep family records in a water and fireproof container.

What Needs Fixing?

If you notice any area of your townhouse, the buildings or the grounds that needs maintenance, please let us know in the office. We take pride in maintaining a well kept property and identifying areas that may need attention is important to us. Thanks for helping us keep our community a wonderful place to live.

Sump Pumps

If you have a sump pump in your basement please make sure your sump pump is plugged in. **DO NOT UNPLUG THE SUMP PUMP** as it may help prevent a water backup in your basement.

Card Board Recyclable

If you need to dispose of card-board recyclables, you may use the dumpster next to the garage. This is for cardboard material only.

Recycling

Bins cannot be placed outside before 6 am on recycling pick up day. The pick up day is every Tuesday, unless the Tuesday is a holiday. Members are to place their bins at the curbside before 8:00am on Tuesday and your bin will be emptied. Items such as newspaper, aluminum and tin cans, all colors of glass, magazines, plastic milk jugs and containers, etc., can be placed in this bin for recycling pick up. The member must retrieve their bin for continued use but if it is left out over a few days it will get picked up by a staff member and you won't have your recycling bin.

Property Lighting

You can help with the safety of your family, neighbors and guests by keeping your Front and Back porch lights on during the night time hours. By keeping your porch lights on it also helps to detour “Uninvited Guest.”



Police Calls

We encourage all Members to call the police when they see something suspicious. If you call the police and they advise that they cannot respond because we are private property please do the following: 1) advise the police that the Cooperative has a **NO TRESPASS AGREEMENT** with the police department and 2) call the office and give us the date and time of your call to the police.

Can We Reach You?

Please keep us up to date on changes in your work or home phone numbers. We need to be able to reach you if an unexpected situation arises. Thanks for keeping us informed!



March 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Carrying Charges Due Trash Pick up	2 Recycling Pick up	3	4	5 Trash Pick up	6
7	8 Trash Pick up	9 Recycling Pick up Rose Pest Control	10	11 8:00 am Late Fees Assessed	12 Trash Pick up	13
14 Daylight Savings 	15 Trash Pick up	16 Recycling Pick up	17 St. Patrick's Day 	18	19 Trash Pick up	20 Spring begins
21	22 Trash Pick up 6:30 pm BOD Meeting	23 Recycling Pick up Rose Pest Control	24	25	26 Trash Pick up	27
28	29 Trash Pick up	30 Recycling Pick up	31			