

Property Manager
Glenn Kirkham
Office Manager
Cheyenne Thomas
Admin Assist.
Lyndsey Morrissey

Village Townhouses

Maintenance
James Bussa
Jeremy Church
Mark VanKampen

Grounds
John Scott

Board Members
Debra Johns
Raini Majeske
Tom Morrissey
Nancy Mullen
Patricia Lone

Office Hours
Monday - Friday
8:00 am - 5:00 pm
Contact Directory Office
(517) 882-3461
Emergency Maintenance
(517) 202-7820
Police Non-Emergency
(517) 483-4600
Emergencies
Dial 911

Website
Villagetownhouses.com
Animal Control
(517) 676-8370
Consumers Energy
1-800-477-5050
Board of Water & Light
(517) 702-6006
South West Carrier Annex
(Post Office)
(517) 272-0684

Valentine's Day

Valentines day is here at last, the 14th in case you forgot. Let the ones you love know that you love them. We wish all our Members a wonderful Valentine's Day.



Member Notification

If you are not signed up for the instant alert or did not update your account, you will not be notified of when to move your vehicle(s) out of the parking lots for snow removal is an example. Please review the snow removal policy in your Member Handbook and if you have any questions or contact the Office. With the instant alert you will receive an email once a year from group cast to update your information, and if you do not update your information from the email then Intrado School Messenger will remove you from the contact list.

February Board Meeting

The next Board Meeting will be Monday
February 27, 2023 at 6:30 pm.



Reminder

When we receive 2 inches of snow we need the members help to move your vehicles out of the parking lots so that the staff can clear the lots. If you have any questions please read the "Snow Removal Policy" in your member handbook or call the Office.



President's Day

President's day is February 20th, it gives us chance to honor our current and past presidents who have helped and strived to make our country great. "A president's hardest task is not to what is right, but to know what is right".
(Lyndon B. Johnson)

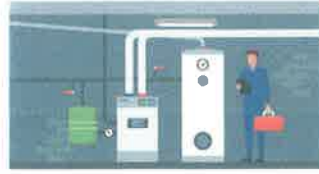
2022 Tax

Is included with this newsletter but is also available at the Office in the newsletter box and on our website.

February 2023

Help! No Heat/Furnace Maintenance

With colder weather we would like to remind you that it is considered a maintenance emergency if you have no heat when the temperature is below 50 degrees. If you find yourself in this situation after business hours, weekends, and holidays, call the maintenance emergency number at 517-202-7820 and your call will respond to as soon as possible. Also, if you suspect you have a furnace problem, don't wait for it to become an emergency, call the Office to schedule a maintenance check of your furnace.



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 the occupants of your townhouse and building. Any questions about smoke detectors refer to your Membership Handbook under "Smoke Detectors".

Open Windows and Doors

Reminder when the temperature falls below 50 degrees, all windows and doors are to be kept closed. Windows and doors can be open for a short period of time (10 to 15 minutes) to help with cooking smells/smoke or bathroom moisture issue. When open windows or doors are observed, the Member will be assessed a \$25 charge per open door and or window. Please remember that energy waste has a monetary effect on everyone here at Village.



Windows

Now that the winter weather is here, to help improve the energy efficiency in your home, please ensure that you lock both locks on each window. Locking both locks seals the window together which helps to keep cold out and the warmth in.

Work Orders

When contacting the Office for a work request please let Management know if:

- .Any sickness in the home in the previous 7-days.
- . If you have a pet that it is secured.
- . Alarm system disabled.
- .Permission to enter.
- . An adult needs to be present if a minor is home.

Vehicle Parking

The Village staff would like to remind everyone if you go out of town during the winter season to either park your vehicle at the Office lot (if space is available), pole barn storage area or leave your keys with a neighbor. Failure to move your vehicle may prevent the lot from being cleared properly and you may receive a fine or risk having the vehicle towed. The Village staff cannot move your vehicle or jump start your vehicle, due to liability reasons'. All vehicles must be registered with the Office and a parking permit will be issued per parking policy.



Snow Removal Information

Winter season is here! All of us can help in the snow removal process by following the snow removal policy.

Parking Lots (See Map Page 4)

1. Members will be contacted using the instant alert communication system for snow removal as well as using the truck horns when entering your lot. This will be the only communication used to notify you to move your vehicle(s).
2. The center portion of the parking lots are always cleared first.
3. After members have moved their cars, we attempt to remove the snow from the parking spaces. **If any cars are still parked in the parking spaces, it limits what plowing can be done in the lot. However, there may be times when only the centers are plowed.**
4. The map included with this newsletter shows the location in each lot where the snow is piled. **Please do not block these areas.** Cars blocking these areas may be towed and the Member fined.
5. Please review the snow policy in your handbook or contact the Office should you have any questions.
6. Finally, be aware of weather forecasts and current conditions for your safety and having to move your vehicle(s).

Sidewalks

1. Vehicle bumpers must not overhang the curb/sidewalk. This can keep the sidewalk from being cleared properly and can present a safety hazard to the membership, staff and visitors.
2. Toys, bricks, stones, lights, and other items near the edge of the sidewalk should be moved or removed so the snow equipment does not strike or throw the item(s). **Any damage to the items and or snow removal equipment will be the Member's responsibility.**
3. Porches, steps, and the approach walk are the members responsibility to keep clear of snow and ice.
4. Salt is available for members use and can be picked up at the Office between 8:00 am to 5:00 pm Monday through Friday.

Snow Removal
(Weekends or Holidays)

Only the center portion of the parking lots will be cleared at this time. Parking spots will not be plowed on weekends, holidays, or after hours.

Salt

Salt is again available this year for your use on sidewalks and can be picked up Monday - Friday 8:00 am - 5:00 pm at the Office. The salt bin is locked so you must check in at the Office to receive salt. There is a 1 gallon limit when picking up salt and please bring your own container.



Valentine's Day
Word Search

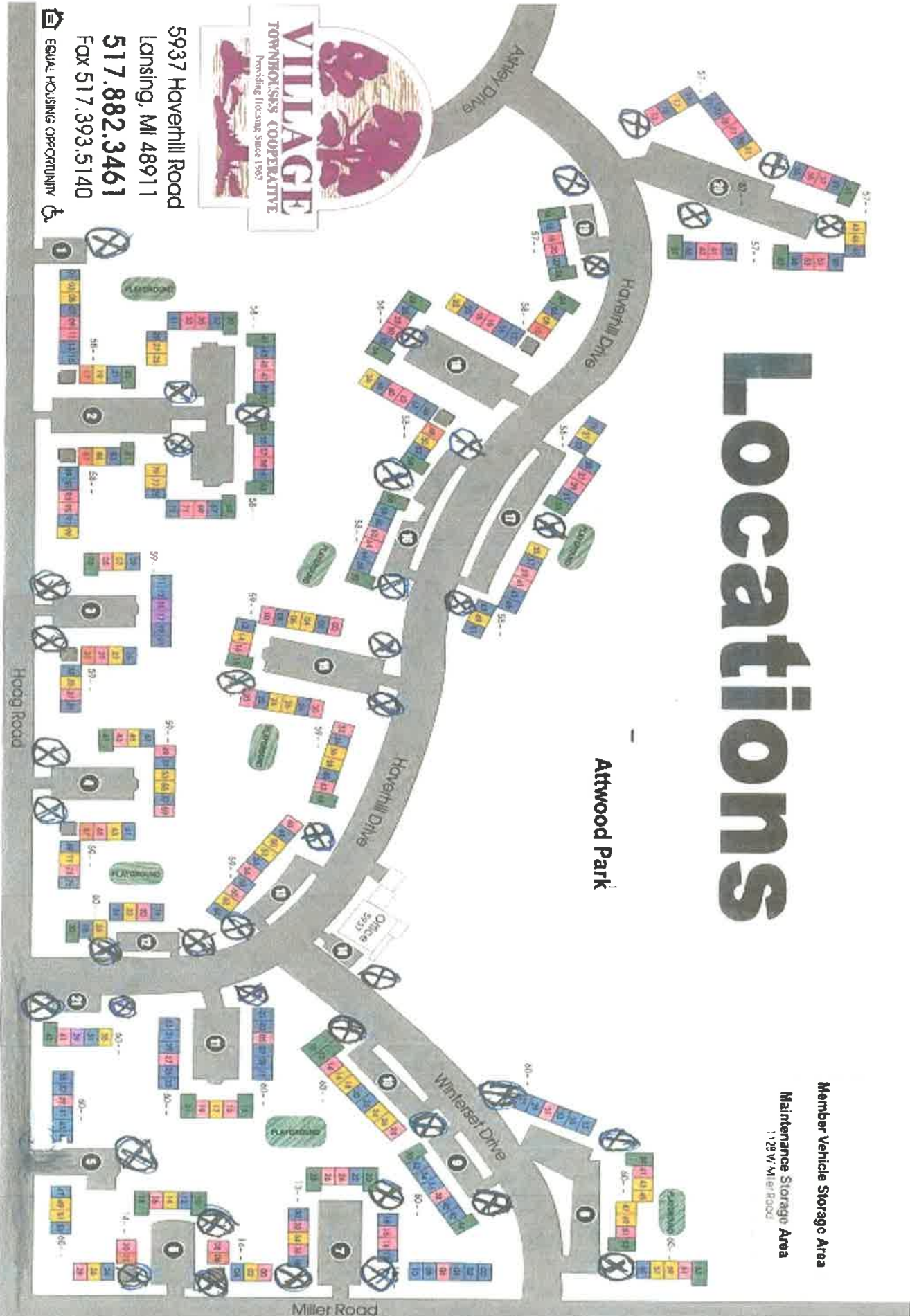
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|-------|-------|-----------|
| Gift | Candy | Kisses |
| Hugs | Cupid | Flowers |
| Love | Heart | Chocolate |
| Arrow | Sweet | Valentine |



⊗ Snow Pile

Locations



5937 Haverhill Road
 Lansing, MI 48911
517.882.3461
 Fax 517.393.5140

Equal Housing Opportunity

Member Vehicle Storage Area

Maintenance Storage Area
 129 W. Miller Road

Attwood Park

Miller Road

Hoag Road

Winterer Drive

Amley Drive

Haverhill Drive

Haverhill Drive

Office 5937

Playground

Playground

Playground

Playground

February 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Carrying Charges Due	2 Groundhog Day	3 Trash Pick up	4
5	6 Trash Pick up	7	8	9	10 Trash Pick up	11
12	13 Trash Pick up 8:00 am Late fees Assessed	14 Rose Pest Control Valentine's Day	15	16	17 Trash Pick up	18
19	20 Trash Pick up President's Day	21 Mardi Gras	22 Ash Wednesday	23	24 Trash Pick up	25
26	27 Trash Pick up 6:30 pm Board Meeting	28 Rose Pest Control				

VILLAGE TOWNHOUSES
COOPERATIVE

Memo

To: All Cooperative Members
From: Kellie Seman, Senior Property Accountant, Legacy, LLC *KS*
Date: January 18, 2023
Re: Mortgage Interest/Real Estate Tax deduction for 2022 income taxes

As a member of a Housing Cooperative, you are entitled to a deduction for mortgage interest and real estate taxes paid by your Cooperative in 2022. The percentage shown below for interest and real estate taxes may be used if you itemize deductions on your Federal Income Taxes. The percentage for real estate taxes may be used if you claim the property tax credit on your Michigan Income Taxes.

Carrying charges are your basic monthly payments paid in 2022, exclusive of surcharges, government subsidies, late charges, initial membership, deposits, etc.

Steps to follow:

- 1. Enter total carrying charges paid in 2022 \$ _____
- 2. **Property Tax:** Multiply the amount in line 1 by 12.74% \$ _____
- 3. **Mortgage Interest:** Multiply the amount in line 1 by 7.95% \$ _____
- 4. Taxable value \$ 10,504
- 5. Use the amount in **line 2** as the amount of property taxes on your home when determining your 2022 Michigan Income Tax.
- 6. Use the amount in **line 2** as the amount of property taxes on your home and the amount in **line 3** as the amount of mortgage interest on your home when itemizing deductions for your Federal Income Tax.