



Bridgetown Newsletter

JULY 2013

LANDSCAPE MODIFICATIONS

Effective immediately, no co-owner can make any landscaping changes without submitting a modification request and receiving board approval. This has become necessary because of modifications that have gone beyond planting flowers. No bushes may be removed without the approval of the board. Remember, the Association owns and maintains the exterior of the condominiums, but it will not be responsible for water damage to a unit caused by unauthorized modifications that alter the grade and allow water in.

SCREEN DOORS

If you are updating your front screen door – remember the color needs to be black. If you would like a commercial screen door (All in One) see Danny Henson at 811 Moore Drive as he has installed several and they are very easy to operate and you don't have to store a storm window or screen. As a side note, ACO and Chelsea Lumber repair screens, but you have to take them in.

BUILDING UPDATES

All siding on the buildings has been completed. The siding company is currently working on all fascia and soffit for the complex on an emergency basis. It was discovered that many of the buildings did not have the proper ventilation, thereby (cooking) our roofs. Between 2001-2005, we spent \$290,000 to replace our roofs and in today's market, who knows. The Board made a decision to spend an additional \$80,000 to ensure the 25 year life expectancy of our roofs. The co-owners will benefit in their heating and cooling of their units.

If a co-owner finds or discovers and issue, please put it in writing. Email or drop off at Walt Herndon's home and we will have WW Siding repair or replace. (See enclosed list of telephone numbers and emails of Board members.

WARRANTY WORK

WW Siding provides a one year warranty on workmanship. However, if the issue warrants, Fred has assured us that he will take care of the issues beyond a year.

The warranty on our garage doors and openers has expired and they are the co-owners responsibility. Roger at Kramer Triad can provide you with the name of a company who can repair them. Only the springs and rollers are the Associations responsibility. Jeff Londos has researched garage door opener lights and found that LED bulbs (no filament) last much longer and save money with less frequent replacement. They are available at Lowe's and elsewhere.

NEW OUTSIDE LIGHTS

The lights were installed by the Association to enhance the building and replace 25 year old lights. The lights are the responsibility of the co-owner according to the matrix. Having said that, if you have any issues with your lights we will inspect, repair, or replace through June 1, 2014. After that date, it is the responsibility of the co-owner. This does not include light bulb failure. Bulb replacements for the carriage lights should be 75 or 100 watt clear bulbs. They can be found at ACO or Lowes. The flood lights on your rear deck have motion detectors that work only when it is dark. There are several settings as explained in a letter distributed previously

DRYER VENTS

The siding crew discovered that some dryers were vented improperly. Please check yours right away because it is **ABSOLUTELY IMPERATIVE** that dryers be vented to the outside. A co-owner whose improperly vented dryer causes a fire is fully liable for any damage to his unit and adjacent units. Also, it is strongly recommended that you have your dryer vent cleaned periodically. You can find a dryer vent cleaner on the attached list of vendors.

ASPHALT

In September 2013, a company will be out to route and seal all cracks in the asphalt and completely seal all the asphalt. We will re-stripe curbs and entrance. This is necessary to protect our \$58,000 investment we incurred for the roadway. A letter will be sent with dates to all co-owners. It will not be on a Tuesday or a Wednesday.

TREE UPDATES

The Brickman Group will be treating our pin oak and maple trees for a deficiency.

RENTERS

As a tenant, you **MUST** get the permission of the co-owner before you make any modifications. And if the modification is to the outside of your dwelling, the co-owner from whom you are renting must first submit a modification request and receive approval from the board before commencing. If you have a problem or complaint about the unit you are renting, you should ask your landlord (the co-owner) to contact Kramer-Triad. And of course only co-owners, not renters, can vote at the annual meeting.

DISH, DIRECT TV, ETC.

If you want to have a satellite dish installed, you must first submit a modification request to a board member. The board member will show you where and how it can be installed. Remember, it must be on the rear of the unit (not facing Moore Drive.), and it must be attached to wood, not to siding and not to the roof. The co-owner will be responsible for the removal of any improperly-installed dish and also responsible for paying the cost of any damage to the siding or roof. The Association, not the co-owner, owns the roof and the siding.

SPRINKLER SYSTEM

Jeff Londos has taken charge of our sprinkler system and has spent a great deal of his time solving problems and ensuring full coverage for the area where the system exists. If you change your landscape so that water no longer reaches an area, it will be your responsibility to pay Daily Rain for corrective changes. If you have any sprinkler system issues, contact Jeff. He will investigate and determine if he needs to contact Daily Rain. (See enclosed document with email and phone numbers.)

SECURITY ALERT

It has been brought to our attention that thieves are entering garages that have garage door openers by simply fishing a coat hanger thru the upper part of your door, then grabs the rope and handle and disconnects the door so they can manually open the door. If your release is close to your door simply remove the handle and keep the rope. Very simple resolution. Any questions contact Walt. See enclosed photo of rope and handle. **LOCK YOUR DOOR BETWEEN THE GARAGE AND RESIDENCE AT NIGHT.**





W.W. SIDING CONTRACTORS

OWNER FRED WRIGHT

Home
517.748.9149

Cell
517.937.3558

Brian's Cell
517.960.6048



Eric's FRESH Carpet Care

Expert Carpet & Upholstery
Cleaners

Eric Byron
Owner/Operator

734-426-1638
Cell: 734-216-6885

IDC

HEATING • COOLING • PLUMBING

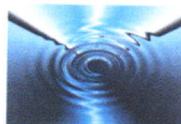
ROB ROBERTS
(734) 260-2187 CELL

25538 FIVE MILE RD.
REDFORD, MI 48239

SALES • SERVICE • INSTALLATION
RESIDENTIAL • COMMERCIAL
LIGHT INDUSTRIAL
LICENSED • INSURED

PHONE: (313) 255-2808
(734) 727-0223

FAX: (313) 255-3199
(734) 727-0224



Gar's Plumbing



Garland DeYoe, Jr.

Licensed
Master Plumber

(734) 475-0602
Chelsea, Michigan

New Houses
Remodels
Additions



LintLifter Inc

We Clean Dryers, Vents & Air Ducts

Tim Dulude
Director

Tim@LintLifter.Com
www.LintLifter.Com

4301 Orchard Lake Rd
Suite: 180#228
West Bloomfield, Mi 48323
248-842-8055/248-247-5155
866-373-7549 Fax

BRIDGETOWN

Condominium Association

2012-2013 Board of Directors

President	Jason Morris, 833 Moore Dr. (734) 845-6616 jaymo29@gmail.com
Vice President	Jeff Londos, 911 Moore Dr. (248) 722-6137 jmlondos@yahoo.com
Secretary	Hank Muir, 907 Moore Dr. (734) 475-5859 handsmuir@comcast.net
Treasurer	Walt Herndon, 809 Moore Dr. (734) 475-0755 walt@herndon-assoc.com
Director	Chris Sayer, 801 Moore Dr. (734) 475-9873 csayer@aol.com

Management Company

Roger Rowilson (Community Manager)
Kramer-Triad Management Group, L.L.C.
1100 Victors Way, Suite 50
Ann Arbor, MI 48108-5220
rrowilson@kramertriad.com
800-794-9297
734-973-5500
734-973-0001 (Fax)

To request a work order Monday – Friday 8:30 am to 5:00 pm, you can email Kramer-Triad at service@kramertriad.com or call 734-531-0150. After hours or weekends are for emergency only, as additional charges apply.

2012/2013 Fiscal Year Board of Directors Meeting Schedule

<u>Date</u>	<u>Time</u>	<u>Location</u>	<u>Notes</u>
Aug. 19, 2013	7:00 p.m.	Hank, 907 Moore	
Sep. 16, 2013	7:00 p.m.	Jeff, 911 Moore	
Oct. 21, 2013	7:00 p.m.	Walt, 809 Moore	
Nov. 18, 2013	7:00 p.m.	Hank, 907 Moore	
Dec 16, 2013	7:00 p.m.	Jeff, 911 Moore	

Bridgetown website: www.bridgetowncondominiums.com

If you have something that you want posted to the website, please email it to Jason at: bridgetowncondominiums@gmail.com.

CODE OF ORDINANCES CITY OF CHELSEA, MICHIGAN - 7-11-2013

Sec. 4-23. - Running at large.

It shall be unlawful for any person owning, possessing, or harboring any dog to permit the same to go or stray beyond the premises of such person, or to run at large within the limits of the city. Dogs on leash, or accompanied by their owners, or custodian having reasonable control over such dogs, shall not be deemed to be running at large.

(Ord. No. 56, § 204.001, 11-4-1956; Ord. No. 56A, 2-3-1992)

Sec. 4-24. - Removal of feces.

It shall be unlawful to allow any dog to discharge its feces on property other than that of its owner unless the owner immediately removes such feces. Owners of leader, guide, hearing and service dogs are exempt from the provisions of this section.

(Ord. No. 56, § 204.001, 11-4-1956; Ord. No. 56A, 2-3-1992)

Sec. 4-25. - Barking, yelping, growling; nuisance.

No person shall harbor or keep any dog which by loud, frequent or habitual barking, yelping, growling or howling shall constitute a serious annoyance to any of the inhabitants of the city. The harboring, or keeping of such a dog shall be deemed to be maintaining a nuisance and may be punished as set forth in section 4-32.

(Ord. No. 56, § 204.002, 11-4-1956)

Sec. 4-26. - Dangerous dogs.

No person shall possess, harbor, or have charge of, any dog known to be of ugly disposition, or dangerous to persons or property.

(Ord. No. 56, § 204.003, 11-4-1956)

State law reference— Dangerous animals, MCL 287.321 et seq.

Sec. 4-27. - Destruction of property.

No person shall possess, harbor, or have charge of, any dog that by destruction of property of others, or trespassing on the property of others, shall become a nuisance to others.

(Ord. No. 56, § 204.004, 11-4-1956)

State law reference— Common law liability for dogs, MCL 287.288.

Sec. 4-28. - Rabies treatment.

No person shall harbor or keep a dog that has been bitten by animals known or suspected to have been afflicted with rabies, unless said dog has received the prescribed treatment for the prevention of rabies.

(Ord. No. 56, § 204.005, 11-4-1956)

State law reference— Rabies control, MCL 333.5111.

Sec. 4-29. - Owner.

Every person in possession of any dog, or who shall suffer such dog to remain about his premises for a period of three days shall be deemed the owner thereof.

(Ord. No. 56, § 204.006, 11-4-1956)

Sec. 4-30. - Duty of police officers.

It shall be the duty of the city police officers to investigate all complaints relating to the violation of any provisions of this article and to enforce all provisions hereof.

Below was received from the Chelsea City Clerk - 7-11-2013

Sec. 2-227. - Bureau authority.

The bureau shall only have authority to accept admissions of responsibility (without explanation) for municipal civil infractions for which a municipal ordinance violations notice (as compared to a citation) has been issued and served, and to collect and retain the scheduled civil fines/costs for such violations specified pursuant to this article or other applicable ordinances. The bureau shall not accept payment of fines/costs for any person who denies having committed the alleged violation or who admits responsibility only with explanation. The bureau shall not determine or attempt to determine the truth or falsity of any fact or matter relating to an alleged ordinance violation.
(Ord. No. 120, § 15.003, 5-9-1995)

Sec. 2-228. - Ordinance violation notice requirements; admission/denial of responsibility.

(a) Ordinance violation notice requirements. Municipal civil infraction violation notices shall be issued and served by authorized city officials as provided by law. A municipal ordinance violation notice shall include, at a minimum, all of the following:

- (1) The violation;
- (2) The time within which the person must contact the bureau for purposes of admitting or denying responsibility for the violation;
- (3) The amount of the scheduled fines/costs for the violation;
- (4) The methods by which the violation may be admitted or denied;
- (5) The consequences of failing to pay the required fines/costs or contact the bureau within the required time;
- (6) The address and telephone number of the bureau;
- (7) The days and hours that the bureau is open.

(b) Denial of responsibility. Where a person fails to admit responsibility (without explanation) for a violation within the jurisdiction of the bureau and pay the required civil fines/costs within the designated time period, the bureau clerk or other designated city employee shall advise the complainant to issue and file a municipal civil infraction citation for such violation with the court having jurisdiction of the matter. The citation filed with the court shall consist of a sworn complaint containing, at a minimum, the allegations stated in the municipal ordinance violation notice and shall fairly inform the alleged violator how to respond to the citation. A copy of the citation may be served by first class mail upon the alleged violator at the alleged violator's last known address. The citation shall thereafter be processed in the manner required by law.

(Ord. No. 120, § 15.004, 5-9-1995)

Sec. 2-229. - Schedule of civil fines/costs.

(a) Unless a different schedule of civil fines is provided for an applicable ordinance, the civil fines payable to the bureau upon admissions of responsibility by persons served with

municipal ordinance violation notices shall be determined pursuant to the following schedule:

- (1) First violation within three-year period* \$ 100.00.
- (2) Second violation within three-year period* 200.00.
- (3) Third violation within three-year period* 300.00.
- (4) Fourth or subsequent violation within three-year period* 500.00.

* Determined on the basis of the date of violation.

(b) In addition to the above-prescribed civil fines, costs in the amount of \$10.00 shall be assessed by the bureau if the fine and costs are paid within ten days of the date of service of the municipal ordinance violation notice. Otherwise, costs of \$20.00 shall be assessed by the bureau.

(Ord. No. 120, § 15.005, 5-9-1995)

Terri Royal
Chelsea City Clerk/Treasurer
troyal@city-chelsea.org
734-475-1771 ext 207

BRIDGETOWN CONDOMINIUMS

MODIFICATION REQUEST AGREEMENT

Resident/Co-owner Name: _____ Date: _____

Address: _____

Telephone: Home: (____) _____ Work: (____) _____

Description of proposed modification. Please be specific and attach a detailed sketch/ blueprint showing all proposed changes:

Concurrence of adjacent neighbors is required:

Name: _____ Name: _____

Address: _____ Address: _____

Signature: _____ Signature: _____

I understand that the complete cost of the modification, as well as, the complete maintenance, repair, upkeep and replacement of the modification is the responsibility of the requestor and any future owners of the above captioned property. The Co-owner expressly agrees and acknowledges that the Association's consent extends to and includes only those alterations explicitly described in this document and attachments there of. Co-owner agrees to obtain all necessary permits and comply with all applicable zoning, building code and other requirements imposed by any governmental agency or entity.

Signature: _____ Signature: _____
Co-owner Co-owner

APPROVED: _____ REJECTED: _____ DATE: _____

Board Member Signature: _____

Board Member Signature: _____

Comments:
