

West Grove Condo Newsletter

February 2012 Issue No. 1

NEW INFORMATION

Dryer Vents: There have been questions regarding dryer vents. We encourage everyone to clean their dryer vents from the wall to the dryer, as this is every owner's responsibility to do so on an annual basis. We have hired Holbrook Roofing to inspect and clean ventilation on all roof tops annually.



Dog Waste: This is meant to make very clear to all pet owners that any area outside of your unit is considered common area of the complex and not your personal property. Therefore, whenever letting your pet out, or walking them, you are required to immediately clean up their waste. Notices will be mailed for breaking violations of this Article VI, Section V, of the Rules & Regulations of West Grove Condominiums. A second occurrence will result in a fine of \$50.00, A third occurrence will result in a fine of \$100.00, Any occurrence thereafter, will result in a \$200.00 fines. These fines, if not paid, will be deducted from your monthly Condo fees; resulting in late fees and possible liens on your property if not paid.



Painting Schedule: We will be scheduling, spring of 2012, the remainder of the buildings that have not yet been painted, starting with Bunte, Redman, Stomp, Boller, and Mahoney.

All Exterior Doors: All exterior doors, including garage doors, are home owners responsibility to maintain. Paint color code is required and can be purchased from Sherwin Williams on West Rd. in Trenton.

Roofs: Will be re-inspected in the spring to see if any necessary replacements are needed at this time.

GENERAL INFORMATION

Parking: Visitor parking is only on the cemented areas in the complex.

Speed & Driving Regulations: Please obey posted speeds of 10 miles per hr, and abide the one way driving off of West Grove Circle.

Pets: Pets are a privilege and should always be on a leash and be responsible to clean up after your pets, it is the law. Fines will be given for repeated offenders.

Trash Day: Trash should be placed out for pick up after 6 pm Thursday evening. Pick up is every Friday, unless a holiday permits otherwise. Please promptly pick up cans and recycling bins.

Association Fees: Fees are due the 1st of every month, and are considered late after the 11th of each month. Please include unit number on checks. Late fees of \$25 per occurrence will be required to be paid prior to the next month's dues.

Outside Modifications: Any modification must be submitted in writing to the Assn. Board for approval. Mail requests to PO Box 62 Trenton MI 48183 or put in drop box.

ByLaws Document: Need a copy? You can purchase one for \$10.00. Contact Ruth Wagner

Service Update: We have a previously used snow removal service known as Greenview. They will also be servicing West Grove, starting this spring.

Social Topic



Garage Sale: Looking into offering a complex wide garage sale sometime this year. Permits have to be pulled as to which unit owners will be participating in this event, therefore, interested participants will need to contact Lenore Sisk at her email address. Any volunteers willing to help organize this event, please also send Lenore an email.



Community Picnic: We would like to develop a more social community by offering an annual community picnic. This will require a lot of planning, therefore, we need lots of volunteers to develop a Picnic Committee. Please send an email to Lenore Sisk.

Notice: The board is sad to announce the resignation of Tracy Lucha from serving as a Board member. As a result, we will be accepting applications to replace her position, as soon as possible. Please submit your application through our Drop Box. Please list any qualifications that might be of Service to the Board. We are looking into holding a special meeting where a vote could be obtained.

SPECIAL NOTICE: Necessary action will be taken to enforce by laws against parking in undesignated areas, which includes vacant condo driveways, and center courts. The reason for this re-enforcement is because, even though the unit is empty, it is the property of the Bank or owner, and is to be used for viewing of the property or any emergency situation. There will be a notice placed on vehicle for 1st offense, and towed at the expense of the car's owner, on the 2nd offense.

Board Members Information:

Ruth Wagner - wagnerru@att.net / 313-598-3096
Kim Dimone - kdomine@aol.com / 734-231-0787

Lenore Sisk - lenoresisk@yahoo.com / 734-672-7152
Marge Bellamy - margebellamy@hotmail.com / 702-561-9353

Contact Information

Call after 5:30 pm for non emergencies
Drop a note in the drop box, email, or mail to P.O. Box. 62
Trenton, MI 48183. Response time is 24-48 hours for non-emergencies. Otherwise, call one of the Board Members and if need be call 911