

## REMINDERS:

- Check your smoke and CO detectors, replace the batteries or the entire unit if necessary

- Have your furnace, air conditioner and water heaters inspected to prevent problems and possible damage

- If you are leasing your home, you must provide a copy of the properly executed lease to Premier for review as required by the Bylaws.

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# The Fairways Footnotes

VOLUME 4 ISSUE 1

SPRING 2021

## From the President's Desk

Hi Neighbors,

With winter behind us and the warm weather arriving, a lot of activity is happening here at the Fairways. The usual spring maintenance work is off to an early start, as John details in his report. If you wish to know approximately when we plan to perform annual tasks, you can follow along on our maintenance calendar. See the ABOUT tab at [thefairways.condos](http://thefairways.condos).

The last blast of winter here resulted in some ice damming, which caused roof leaks in a handful of resident's condos, including mine. This emphasizes the growing need for the roofing project we have tentatively planned for 2024. As Rick reports, our roofing fund is growing but we hope that material costs, which are increasing even faster, will slow down or dip a little before we begin.

It is definitely the intention of the Fairways Board and Community Manager to open our amenities, such as the pool and tennis court this year. This will be handled within the framework of evolving Michigan law related to the COVID-19 pandemic. Brien Mack has attended several seminars organized by Pristine Pools and

local law firms, is following the latest legal developments and keeping the Board informed.

We discussed options for opening safely at our March board meeting and Brien is compiling recommendations for us which we will finalize at our April board meeting, just in time for a Memorial Weekend re-opening or as soon after that as the situation permits.

This year too, an Annual Meeting will be held. It is still impossible to assemble as a group, so the meeting will take place virtually. Watch for a package from Premier with all necessary details.

You may or may not know that we lost a few co-owners to death this winter, a very sad situation. Also, there has been a flurry of condo sales here as selling prices are high and people leave for other locations and many reasons. This gives us incentive to get outside safely and meet our new neighbors.

I look forward to seeing you out and about.



Regards,  
Ruth Kell

Please check out the Association's website for more up-to-date information:

[www.thefairways.condos](http://www.thefairways.condos)

# Maintenance/Beautification Update

Happy "Spring" Fairways Neighbors! (well spring in Michigan with snow on April fool's day).

I want to provide a brief update on maintenance and planned projects for spring/summer 2021.

The ponds at each entrance have been cleaned and fountains are installed, fountains will remain off until we have consistent warmer temperatures. Lawn care: repairs from the snow plow, pre-emergent, and grub control treatments will take place in April.

Tree Care: Branch is preparing a comprehensive tree care proposal for 2021. More details will be discussed at the annual meeting. The Beautification Committee will be landscaping the Square Lake guard house and the Rochester Rd. pond area soon. If you are interested in helping and sharing ideas please let me know

The committee will also be planting flowers at the clubhouse and in the pool area. We need volunteers and donations to purchase materials. Please look for volunteer opportunities which will be posted at the mail kiosks.

Premier and the Board will soon be conducting our post-winter community walk thru for needed repairs. In the past, this has taken eight (8) plus hours and conducted over a two day period. There will be an additional walk thru with our irrigation vendor to assess sprinkler head function and needed repair. **It's important to be mindful when parking in the driveways not to run over or park on the sprinkler heads.**

The tennis court will be power washed and opened soon so get your rackets ready. Be safe and well.

John Rivers



## Treasurer's Report

Below is a recap of our financial performance for 2020:

Income \$475,079, Expenses: \$428,248, Cash flow margin: \$46,831, which is favorable.

Our cash position as of February 28, 2021: Operating funds: \$13,101, Reserves \$322,771, Total Cash is \$335,872, which is an improvement from 2019. An independent Financial Review was conducted February, 2021 and no anomalies were identified.

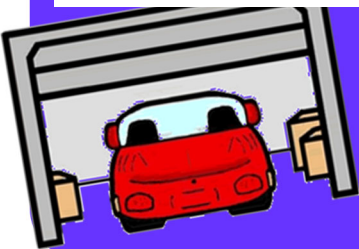
Our cash position has improved this year as we prepare for the 2021 project season. All timber retaining walls have now been replaced a year early (2020), and many trees were planted to replace dead or dying trees.

We strive to minimize costs while providing good value to the community. Steps have been taken to reduce snow removal costs, minimize water costs by closely monitoring lawn sprinkler usage, and improved lawn care contract pricing. Virtually every project (large or small) is reviewed for value added when compared to the expected cost.

This is intended to be a high level overview of the Association's financial position. If anyone is interested in more detailed information please contact me via email with your specific request at [rickfox48@gmail.com](mailto:rickfox48@gmail.com). If I cannot answer your question I will try to find someone who can.

The weather is improving and we can begin to move about as we continue to adapt to our ever changing pandemic environment.

Rick Fox



## GARAGE DOORS

Please keep your garage doors shut, not only does it look nicer, but it will deter pests from entering your garage (and then your unit) and discourage any potential thieves. Thank you for your co-operation.

# Dog Reminder

A special “thank you” to all those dog owners who registered their dogs, keep them on a leash and remove the feces from the grounds immediately after the dog has completed its duty.

Unfortunately, there are some pet owners who do not feel it necessary to adhere to our Bylaw Restrictions and continue to allow their dogs to run free and/or to defecate on the grounds and do not clean it up.

This is not only a violation of these important documents, but also creates

problems for those in close proximity to these areas, damages our common grounds-which ultimately lead to unnecessary expenses to the Association.



Anyone being observed violating the pet restrictions will be subject to fines and possibly having this privilege rescinded, resulting in the pet in question having to be removed from the premises.

**Please be respectful and clean up after your dog.**

**PLEASE REMEMBER YOU MUST REGISTER ANY DOG THAT RESIDES IN THE UNIT, EVEN IF IT DOES NOT BELONG TO THE CO-OWNER.**

# Communications

Happy Spring to all Fairways' neighbors!

As you begin Spring cleaning, you may wish to de-clutter your life by donating good, reusable items. To help with this task, the Board is organizing a Fairways' Habitat for Humanity Drive. Habitat will pick up furniture, large and small appliances, building materials, electrical items, tools, plumbing and garden supplies. All items MUST BE in good condition or good working order.

If you would like to participate, send an email to the Board:

[DONATE2hh@outlook.com](mailto:DONATE2hh@outlook.com)

PLEASE NOTE: All small items should be packed in a box which could be provided upon request. The Board wishes to extend its thanks to all who participate. When you donate to Habitat for Humanity, everyone is a winner!

Another one of my duties is to respond to community residents experiencing birth, illness, death or other significant events. Please apprise me if you are aware of any of these and I shall acknowledge them. Thank you in advance!

Judy Zuccaro



# TRASH & TRASH CANS

Trash day is Tuesday. Trash cans should not be out at the curb earlier than 6PM on Monday night and they must be removed from the curb no later than 6AM on Wednesday.

Trash cans must be stored in the garage. We thank all of the residents that already respect the Bylaws and store their trash can in the garage.



## CONTACT INFORMATION



1460 Walton Blvd., Ste. 201, Rochester Hills, MI 48309

Phone: (248) 601-4242 Fax: (248) 601-9945

After hours emergencies: (877) 501-9537

If you need a copy of the Association's Insurance policy for your mortgage company, please contact:

Tim Crawford Insurance Agency at:  
(248) 402-5005

## Violations

Please remember that your Association Bylaws were established to protect your investment and provide a safe and happy living environment.

Please ensure you are complying with the "Restrictions" portion of the Bylaws and you will not only protect your investment, but also avoid any additional fines and/or other appropriate actions.

Additional copies of these documents can be obtained from Premier for a \$50.00 fee, paid in advance and may be picked up at our office or emailed to you or you may download them directly from the website.



If you are leasing your unit, you must provide a copy of the properly executed lease agreement to Premier as required by the Association's Bylaws.

The 2021 Annual Association Meeting is scheduled for Tuesday, June 22, 2021 at 7:00PM via Zoom (more details are forthcoming).

Nomination Forms will be mailed shortly and are due by May 21, 2021.

## REMINDER

Questions, complaints and concerns need to be addressed directly to Premier via phone at (248) 601-4242, via fax at (248) 601-9945 or by email at [brien@premiermgmt.com](mailto:brien@premiermgmt.com).