



**A Condominium Management Company**

**ASSOCIATION NEWS**

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**Frozen Pipes: It Happens More Often Than You Think**

*~ by Jason Carey, A Condominium Management*

**F**riends,

Please be aware that extreme cold temperatures can cause water lines to freeze and burst within homes, even if they are occupied. As the nighttime temperatures are predicted to be extremely cold this week, we ask you to be aware of potential problems:

- If you are planning on leaving town, take precautionary action by shutting off your main water supply, and set your thermostat to a minimum of at least 55 degrees.
- Moving water does not freeze as quickly as still water. Allow faucets to drip slightly to keep the water from freezing, expanding, and bursting the pipes. The cost of the temporarily dripping water is minor, compared to the costs of repairing thousands of dollars of water damages, caused by a burst pipe.
- Water lines on perimeter walls are the most susceptible. If your kitchen or bath is on a perimeter wall, open the cupboard doors to allow warm air to circulate into the cupboard and warm the pipes.
- Pipes above basement drop ceilings are typically not warmed by the furnace air, and are another potential trouble spot. Remove a tile or two to allow warm air to circulate between the floors.
- Open doors to closed off/unused/cold rooms to allow warm air to circulate.

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**New Face, New Name**

We would like to introduce you to Eric Mazure. Eric has been added to our management team as a Property Manager.

Eric has previously worked in multiple industries such as plumbing, painting, electrical maintenance, and in various customer service industries.

Eric is happily married to his wife Meg with his son Nick. In his spare time Eric enjoys coaching Lacrosse.

We believe Eric has been a pleasure to work with, and we hope you will think so too.



**Eric Mazure**  
Property Manager

*It's A Girl!*



We are proud to announce that Property Manager Devlin Carey and his wife Reighvyn are expecting a bouncing baby girl! The couple has already picked a name for her, Miranda. Miranda is due tentatively on April 23rd, 2014. Please join us in our congratulations to the expecting couple!

## Frozen Pipes: It Happens More Often Than You Think

~ by Jason Carey, A Condominium Management

*(continued from page one...)*

- Remove hoses and shutoff water to exterior lawn spigots, if you have not done so already this past Fall. Also, spending approximately \$4 for an insulated cover over the spigot is a good investment, as it keeps the freezing cold from conducting back into the home via the metal pipes.
- When time allows, insulate any pipes along exterior walls with a pipe insulation material found at any local hardware store.

If you experience any difficulties, please feel free to contact us so that we can immediately assist you in limiting the damages to your home.

## Home Rules

~ excerpt from *Common Ground* by Dana Shotts-Neff

**W**hy does anyone purchase a home in a planned community where you have to abide by CC&Rs and architectural guidelines?

The answer is quite simple: People probably liked how the community and the home looked in the first place.

When owners question association rules, community leaders need to remind them to think back to what drew them to the community. Owners may not have realized at the time that the curb appeal was due in large part to the efforts of the board and association manager to enforce the governing documents, which each owner should have reviewed before purchasing the home.

There's a reason why associations prevent owners from placing statues on every square inch of a property or painting the house purple and the trim lime green. I've had the privilege to observe each of these situations in my hometown, which doesn't have an association. The association's enforcement efforts are meant to ensure that the homes and the amenities look good so that property values are maximized.

What creates this curb appeal? Good maintenance and style and appearance.

Good maintenance is evident when there are no weeds in the curb lines, the concrete and asphalt are in good condition, the grass is neatly mowed, the beds are edged, the paint isn't peeling, the doors aren't hanging off their hinges, the window screens are intact, the pool is clean, the clubhouse meeting room is updated, the tennis court surface is smooth, and so on. That's why associations do those pesky inspections. Board members and managers don't like to get phone calls from irate owners, but we're all committed to ensuring that the community is well maintained so those very same owners can list their house and get a good price when it's time to sell.

Style and appearance-or aesthetics-are evident when all of the homes are constructed and maintained in a similar fashion. Yes, owners have to give up some individuality, but people with extreme tastes-like those described earlier-drive down property values.

**Under agreement.** There's a reason why owners need to submit applications before beginning work. For one, you don't want that owner who paints her house purple and her trim lime green in an association when it doesn't fit with the community's theme. If the association allowed that, the board and manager would be inundated with phone calls and e-mails from other owners urging them to take action.

When a home is purchased in a planned community, owners agree to abide by maintenance requirements and aesthetics. It's all laid out in the thick book known as the resale certificate or disclosure packet. These governing documents, also recorded in municipal offices, create a contract between the owner and the association.

**Enforcement.** Upon purchase, owners also agree to abide by association enforcement provisions if they decide to deviate from the contract. These enforcement mechanisms can include, but are not limited to, the right to assess charges against an owner after the owner has been notified of the contract deficiency and has failed to take corrective action; the right of the board to enter the property to make the necessary corrections and charge the costs back to the owner; and the right of the board to undertake legal action to ensure the contract is upheld.

The Board has a right to remedy violations of the governing documents when residents fail to seek approval before beginning a modification.

The first step for failure to maintain a property is normally a letter that highlights the applicable provision in the governing documents, informs the owner of what steps need to be taken to remedy the situations and gives a time period in which appropriate action must be taken.

The first step for failure to submit an application for exterior alterations also is normally a letter, sometimes a "cease and desist" letter. The association is trying to tell the owner to stop work before he or she spends a lot of time and money building or modifying something that doesn't conform with the community theme and needs to be fixed.

While the enforcement process should always begin with communication, unfortunately, it can end with fines and, as a last resort, legal action, which can be costly for both the association and the owner.

The fact that people are attracted enough to a community to make it their home is reason enough for association rules and regulations. When homebuyers choose the community, chances are they did so because they liked the aesthetics and maintenance. They saw the signs and now they have to follow them.

## Our Final Words....

*"Should an old acquaintance be forgot, and never thought upon..."*  
Another year is coming to a close. We have added several new members to the A Condominium Management family including Plum Creek, Northampton Square, and The Terraces of Taylor. We here at the office feel blessed to have such a wonderful group of home owners and tenants. We thank you for all of your encouragement and support over the past year and hope that we have returned the same to you and your community. The staff of A Condominium Management would like to wish you and your loved ones a safe and happy new year!

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"...if you have already sent us payment, please accept our apology for the death threat and warm wishes for the holiday season."

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## Your Management Team Members:

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## Upcoming Community Events

Date	Event	Venue Information
January 12	Travis Pastrana's Nitro Circus Live @ 6:00 PM	The Palace of Auburn Hills
January 24-26	Fire & Ice Festival-Enjoy Fireworks on Friday and Saturday <i>Friday 5:00-9:00 PM</i> <i>Saturday 10:00AM-9:00 PM</i> <i>Sunday 10:00AM-5:00 PM</i>	Downtown Rochester <i>For more information go to:</i> <a href="https://www.downtownrochestermi.com/events/fireandice/">https://www.downtownrochestermi.com/events/fireandice/</a>
February 8	2014 Oakland Township Winter Olympics Carnival @11:00 AM	Lost Lake Nature Park 846 Lost Lake Trail, Oakland Twp.
February 11	Kings of Leon @ 7:30 PM	The Palace of Auburn Hills
February 14	George Strait @ 7:30 PM	The Palace of Auburn Hills
February 15	Billy Joel @ 8:00 PM	The Palace of Auburn Hills