

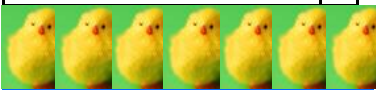


A Condominium
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**CHECK OUT OUR
NEW & IMPROVED
WEBSITE**

<http://www.ACondoMGT.com>

**We've overhauled our site to
make it more user friendly.**

Let us know what you think!

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A Condo News

Volume 3, Issue 2

April 2011

Spring Maintenance Tips for Your Home Appears

Courtesy of State Farm Insurance



I looked for a list of good reminders now that Spring has arrived and found this to be very helpful no matter if you are in a condo, site condo, or home owners association.
—Brandi

Replace or clean your furnace filter

It should be checked once a month and replaced or cleaned as needed. Some filters are reusable and are supposed to be taken out, washed with a hose and re-inserted. A dirty filter can lower the efficiency of the heating/cooling system, increase heating costs and cause fires.

Clean the kitchen exhaust hood and air filter

Keeping this clean of cooking grease will help keep a stovetop fire from spreading.

Check your electrical system

- Look for burn marks at the main electrical panel; they can be a sign of arcing inside the panel, which can easily lead to a fire. Loose connections or damaged insulation can cause the arcing. Note: Only a qualified electrician should remove the front panel cover.
- Trip and reset the circuit breakers regularly.
- Remove any combustible materials such as paper boxes or flammable liquids from the area near the main electrical

panel. Sparks caused by arcing inside the panel can ignite material stored nearby.

- Check all electrical outlets for loose-fitting plugs they are an indication of a worn out receptacle. Worn receptacles should be replaced as they cause overheating and fires. Also check electrical outlets and switches to be sure they work properly. If any switches, outlets or receptacles do not work, have a qualified electrician determine the problem and fix it to avoid fires inside the walls of your home.

Install safety covers to help protect children from electrical shock. Any appliance or tool that gives even the slightest shock should be unplugged and checked by an electrician or repair shop.

Always have a multi-purpose fire extinguisher accessible

Make sure it is Underwriters Laboratories (UL) listed or Factory Mutual (FM) approved. Check the gauges to make sure they are charged and ready to use.

Make sure the light bulbs in all your fixtures are the correct wattage

The light fixture manufacturer recommends the correct wattage. If too high a wattage bulb is used in a light fixture, heat produced inside the fixture can lead to fire inside the fixture, ceiling or wall.



Protect all your electrical appliances from power surges and lightning

Read more at [How to choose surge protection for your home.](#)

Have a professional air conditioning contractor inspect and maintain your system as recommended by the manufacturer

Maintenance should include:

- Cleaning the evaporator coil
- Lubricating fans and motors
- Tightening or changing the belts
- Checking electrical safeties
- Checking the drain pan for leaks
- Testing the capacitors
- Check the condensate drain
- Test the crankcase heater
- Calibrating the thermostat
- Visually checking the wiring for potential short circuits

These steps can help decrease the chance of fire, save money by making the system run more efficiently and help prevent breakdowns.

Things you can maintain:

- **Check the condensate hose to be sure it is not blocked with algae.**
- Clean the outside condensing unit screen of leaves.
- Listen for unusual noises.

Continued on Page 2...

Spring Maintenance Tips Continued...

Check your water heater

- If you have a gas-fired water heater, check to make sure it is venting properly. Light a match next to the vent and wave it out (don't blow it out). See if the smoke is pulled up into the vent. If it isn't, have a professional inspect and repair it. Otherwise, carbon monoxide and other combustibles can build up in the home.
- Check around the base of your water heater for evidence of leaks. If your water heater is over 5 years old, it should be checked monthly for any leakage or rusting at the bottom. If water leakage or rust is found, the water heater should be replaced.



Check the shutoff valve at each plumbing fixture to make sure they function

Know the location of all valves and what equipment and water lines they serve. Teach all family members.

Clean the clothes dryer exhaust duct, damper and space under the dryer

Poor maintenance allows lint to build up in the exhaust duct and cause fire.

Replace all extension cords that have become brittle, worn or damaged

Exposed wires may cause arcing, which will produce heat and can start a fire. Care should also be taken to keep appliances and their power cords away from water or a heat source because this will damage the cord's insulation.

Inspect and clean dust from the covers of your smoke and carbon monoxide alarms

Read more at [Smoke alarms save lives.](#)

Additionally, you should always inspect the exterior of your home. If you see rotted wood, damaged shingles, cracked cement or mortar, or other items you should report these to our office right away. Teamwork is a big reason that associations can keep their costs down and utilize their manager effectively. If you suspect damage or have an issue please contact our office at (248) 650-8983. If the item is something the association doesn't cover, we'd be happy to assist you with suggestions for an appropriate repair person.

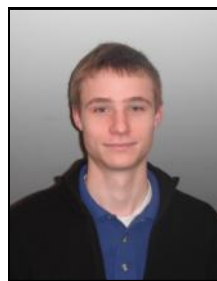
MEET THE NEW GUY: ROBERT VROOMAN

Robert "Robbie" Vrooman joined the A Condominium Management Co. family just over a month ago. Robbie is currently a student in the Accounting Program at Oakland University so is only with us part time for the moment. However, the impact he's already had on our team is amazing. Robbie has already taken his M-100 class, through Community Association Institute, to begin his trip towards being a certified property manager and is currently shadowing Jason, Devlin, and Brandi on their properties to learn the ropes. His voice is now often the first one you hear when you call.

Robbie is very active in his local community and church, helping out with youth sporting teams and various charitable organizations. Going this extra mile for his community will be very valuable to all of our associations that Robbie is assisting on.

We at A Condominium Management are all

excited to have Robbie aboard, and appreciate all of his help as we begin to enter our busy season.



Robbie Vrooman

Having the extra hands, eyes, and ears will make our company even more efficient and even more customer service oriented. With the additional help we are able to compete for new communities. We are confident that Robbie's presence will do nothing but make A Condominium Management a more complete, well-rounded management company for our current clients.

Please feel free to stop us when we are on site and allow us to introduce our newest member Robert Vrooman!

WELCOME ROBBIE!!!

County Events & Sporting Events

OAKLAND COUNTY

PALACE OF AUBURN HILLS

4/2 LIL WAYNE (7:00P)
4/7 HARLEM GLOBETROTTERS (7:30P)
4/15-16 THOMAS & FRIENDS (VAR.)
4/17 RUSH (7:30P)

MEADOWBROOK THEATER

3/16-4/11 "DING DONG" (Various)
4/20-5/15 "SHOUT! THE MOD MUSICAL" (Various)

MEADOWBROOK MUSIC HALL

4/4 LMFAO/GIRL TALK (7:00P)

MACOMB COUNTY

MACOMB CENTER FOR PERFORMING ARTS

4/1-2 MOMIX BOTANICA (8:00P)
4/9 SIMPLY SINATRA (8:00P)
4/10-14 CHARLOTTE'S WEB (Various)
4/30 1950's SOCK HOP (7:30P)

STONY CREEK METROPARK

4/4-8 SPRING BREAK SPECIALS
4/16 EARTH DAY PARK CLEAN-UP

WOLCOTT MILLS METROPARK

4/3 GREENHOUSE FUN
4/26-30 BABY ANIMAL TOUR

SPORTING EVENTS

DETROIT RED WINGS (44-22-10)

4/2 @ NASHVILLE (3:00P FSD)
4/3 MINNESOTA (5:00P FSD)
4/6 @ CAROLINA (7:00P FSD)
4/8 CHICAGO (7:30P VS.)
4/10 @ CHICAGO (12:30P NBC)

PLAYOFFS!!!

DETROIT PISTONS (26-47)

4/3 @ BOSTON (6:00P FSD)
4/6 NEW JERSEY (7:30P FSD)
4/13 @ PHILADELPHIA (8:00P FSD)

DETROIT TIGERS (0-0)

4/2-3 @ YANKEES
4/4-7 @ BALTIMORE
4/8-10 KANSAS CITY *OPENING DAY*
4/11-13 TEXAS
4/14-16 @ OAKLAND
4/18-20 @ SEATTLE
4/22-24 WHITE SOX



ABOVE & BEYOND: Brent Waldrep



Brent Waldrep is a recent addition to the Paramount Estates Board of Directors. Mr. Waldrep is very active in his community as a volunteer firefighter for the Auburn Hills

Fire Department. Additionally, Brent is a purveyor of many types of internet services through his companies Lightning Bolt Technologies, Lightning Bolt DSL, Lightning Bolt Web Design, and Lightning Bolt Web Hosting. That is enough to keep me busy twenty-four hours a day, but Brent decided to join his Board of Directors in 2010.

Brent has become a wonderful asset to the community using his web expertise to create an association website that he personally updates and maintains. However, the claim to fame for this Paramount owner is his fantastic holiday lighting spectacular. The over 40 minute show is synchronized to many popular carols and familiar songs like the Peanuts theme song. People drive from miles around to see the show and the

Waldrep's, although their electricity meter is smoking, donate proceeds to charity. The Waldrep's also won the first annual A Condominium Management Co. Holiday Lighting Contest in 2010.

Brent resides in Paramount with his lovely wife Penny and another frequent guest to the Board Meetings, their adorable son Jack. Jack always brightens my day when he comes in with his big smile! Thank you Jack and thank you Brent for helping out A Condominium recently when we had computer issues. We appreciate your quick response!

Want to recognize someone in your community? Know of a neighbor that goes above the call of duty for the betterment of your Association? In this time of economic strife, it is important to show that there is still people willing to go the extra mile and make a difference in the world. Please send your nominations to BLane@ACondoMGT.com.

Ways to Green up your Neighborhood!

- * Contact your manager or Board to see if there is a landscaping committee or flower club. The more green thumbs and volunteers your community has, the prettier and greener it will be over the spring and summer.
- * As our main article states, please check all plumbing fixtures and connections. Nothing drives the costs up and breaks a budget faster than wasting water. Additionally, if you are in a multi-floored units, you may damage a neighbor.



FHFA: The Fight's Not Over Yet *Courtesy of CAI Michigan*

As you are aware, thanks to the response of CAI members, the Federal Housing Finance Agency (FHFA) has made significant changes to its proposed regulation on private, deed-based transfer fees. And in case you missed it, your efforts made the national news with reports in the [Washington Post](#) and LA Times! But, our struggle is not over. Despite making changes to their initial proposal, the draft regulation on private, deed-based transfer fees still could still have a negative impact on your community. We still have some work to do.

The revised draft regulation has adopted many of the provisions CAI had demanded. As such the revised draft regulation:

- Applies prospectively, to deed-restrictions recorded after a certain date;
- Recognizes that such fees benefit community associations;
- Exempts deed-based transfer fees charged by community associations, or related 501(c)(3) or (c)(4) organizations, that provide a direct benefit to properties upon which the fee is levied.

These changes will help ensure that the 11-million community association properties with deed-based transfer fees will continue to have access to affordable mortgages. However, FHFA's proposed revisions still contain provisions that will be problematic for communities. Specifically, FHFA's revised draft have provisions that specific how such fees can be used, where they must be spent, and may infringe upon your associations property rights. Please take a moment to review our new [FHFA Revised Draft FAQ here](#).

In the coming days, we will send out an alert with sample comment language for your community or for you to share with your clients. If CAI members respond with the same intensity as in the first round, it will help us ensure that any final regulation adopted by FHFA will have the widest benefit and minimal negative impact of community associations. Look for a follow up alert in the days to come. You can also stay up to date by check out CAI's [FHFA Resource Page](#).

If you have any questions, please email them to government@ciaonline.org with the

subject line FHFA Regulation.

Community Associations Institute (CAI) is a national organization serving the property management industry. The organization has been working with the Federal government to try and assist communities with the restrictions that have been imposed for sales, re-sales, and re-financing. Please feel free to visit any of the links in this article for further information. A Condominium Management Co., Inc are members of CAI Michigan.

WOULD YOU LIKE TO BE A REFERENCE? DO YOU KNOW A COMMUNITY IN NEED OF OUR SERVICES?



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RESTAURANT ROUND-UP: NORDSTROM CAFÉ BISTRO

by **Brandi Lane**

It's not hard to fathom that I like the finer things in life. My kitchen is equipped with truffle oil at all times and as a foodie I like to be pampered. Nothing makes you feel more pampered than have a five star meal for a fast food price. Café Bistro is located within Nordstrom at the Mall at Partridge Creek. My mom and I stumbled upon it having a girls day and now we go back whenever we have time or the room for extra calories. The open kitchen features a wood burning oven for crispy, chewy crusted pizza with fig preserves, prosciutto, and a tender arugula salad on top. But the star attraction has to be the dessert our favorite and now famous staff member Valentina calls "heaven on a plate." I'm referring to the white chocolate bread pudding. The restaurant, Valentina, and this dessert were recently featured on an episode of the Food Network's show Unwrapped. It is worth the extra calories. Swimming in a lush pool of white chocolate sauce and sweet raspberry sauce is a dense but delicate (and raisin free) and slightly crispy wedge of bread pudding. My mom and I tend to share it just to save on the extra inches to our waists. If you only visit every once in a while I would highly suggest a whole one for yourself. For those of you who are adventurous in the kitchen, you can obtain the recipe at:

http://shop.nordstrom.com/c/nordstrom-restaurants#about_recipe3

Ask for Valentina too! She's the sweetest person, very helpful with menu selections, and she will never let your drink run dry! The soups are also fantastic and when you are through eating you can always work off the calories shopping!! BONUS!!!



A CONDO'S FINAL WORD

Ok folks, the snow has melted (for the moment) and we want to see all of you! A Condominium Management Co. Inc. prides itself on being service and home owner oriented. The more of you we meet on our site inspections and at annual meetings the easier it is to serve your community. Also, with the change in weather and the still struggling economy, the more of you who can volunteer to beautify your communities the easier it is to keep yourselves under budget and an attractive place to live. If you'd like to volunteer please contact our office and we will pass it along to the Board. Welcome to Spring 2011!!



Please send article ideas, suggestions, and comments to BLane@ACondoMGT.com. I will review all suggestions and will include as many as possible in future issues. Stay warm, stay healthy, and stay positive!

Brandi Lane