

## A Condominium Management Company

# ASSOCIATION NEWS

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## Frozen Pipes: It Can be Avoided

Friends,

Please be aware that extreme cold temperatures can cause water lines to freeze and burst within homes, even if they are occupied. When the nighttime temperatures are predicted to be extremely cold, 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.

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## Renovations

If you have driven by our building lately or have stopped in, you will see that there are many interior and exterior updates being made. We apologize for the limited parking and dust! We are still open as usual during normal business hours 9 AM to 5 PM. Please be aware that our building will be under construction for the next few months.

## Winter Pet Safety

We love our pets, so keeping them safe in the wintertime should be a top priority. See below for some friendly reminders detailing how you can ensure your pet stays warm, happy and out of harm's way even on the dreariest of winter days.

**Beware of sidewalk salt and de-icer.** Pets' paws are extremely sensitive, so prolonged exposure to sidewalk salt can be problematic. If you walk your dog regularly in areas where sidewalk salt is used during inclement weather, wipe the underside of paws with warm water and a clean towel when you go back inside. Doing so also eliminates risk of ingestion if your pup licks its paws often. Keep an eye on your pet's toe pads for severe dryness, cracking or bleeding.

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## Assessments as Important as Mortgages and Taxes

When you sit down to pay your bills each month, do you consider your Association assessment a low priority? If so, think again.

According to the National Consumer Law Center's (NCLC) *Guide to Surviving Debt*, "Condo fees... should be considered a high priority." In fact, NCLC considers Community Association assessments in the same category as mortgage payments and real estate taxes—a category ranked second only to feeding your family—according to the *Guide's* "Sixteen Rules about Which Debts to Pay First."

Assessments pay for services like building maintenance, snow removal, and cleaning that you would pay no matter where you lived—either as direct out-of-pocket expenses or indirectly in a higher rent payment. But the Association has collective buying power, so when all services and utilities for everyone in the community are passed along to you as a monthly assessment, you're actually getting a bargain.

So, next time you get out your checkbook, remember to put your assessment near the top of that stack of bills. You'll be glad you did.

## Do You Know Where Your Association Documents Are?

When you bought a home in our Community, you should have received copies of all our governing documents—including the rules and regulations—prior to or at closing. Sometimes these documents get lost among all the other papers you received at closing. And many homebuyers are so involved moving into their new homes, they don't take the time to read all the fine print.

As a homeowner, you have a right to these documents; so, if you don't have copies for any reason, let us know, and we'll provide them to you.

Of course, it's your responsibility to provide the Association with your current address and phone number (particularly nonresident owners). This enables us to meet our obligation to provide all owners with information from the Association.

It's very important to have copies of the governing documents because you'll be expected to know and comply with all rules and regulations of the Community. You'll also want to stay informed by reading all materials provided by the Association.

It's our responsibility to make these documents—the bylaws and the covenants, conditions, and restrictions—as understandable as possible, so if there's anything you don't understand, please let us know. We'll be glad to clarify any confusing language or give you other materials that answer your questions. That old expression—ignorance of the law is no excuse—isn't exactly our motto, but it's close.

## Winter Pet Safety

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**Bring pets indoors.** Just as in summer months when temperatures reach extreme highs, pets should be brought inside during extreme wintertime lows. This applies for daytime and nighttime temperatures, so check your local weather daily and limit your pup's outside time if the forecast is looking chilly. And remember—if you're uncomfortable with the outside air temperature, chances are your pet is too.

**Bundle them up!** When pets do go outside during the cold winter months, those with thinner fur coats may need extra warmth. Your local pet store should have an assortment of extra layers for your dog—even winter boots for pups who need extra paw protection from the cold and ice. Only add layers if your pet can truly benefit. If you're unsure, ask your veterinarian.

**Keep your pet active and out of trouble.** During inclement weather when you can't make it outside with your pup, set aside some extra time during the day to make sure they have some exercise—even 15 minutes of playtime helps. Paying attention to your pup keeps them engaged and happy, and ensures no bad behavior caused by boredom.

## Frozen Pipes

Continued from Page 1

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 up doors to closed off/unused/cold rooms to allow warm air to circulate.

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.

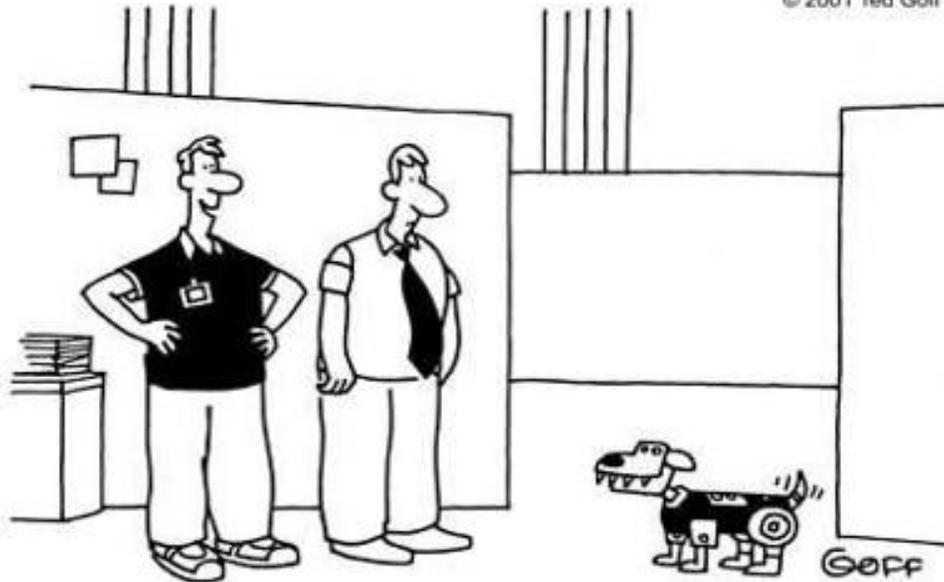
When time allows, insulate any pipes along exterior walls with a pipe insulation material found at any local hardware store. If you experience any difficulties, please feel free to contact us so that we can immediately assist you in limiting the damages to your home.

## Our Final Words for 2016

Goodbye 2016 and welcome 2017! We added some additions as of last year and would like to take a moment to acknowledge these Communities: Fairview Farms, Lake O' Woods, and brand new to us, Heatherwood Villas. We hope you enjoyed the holidays and are prepared for a brand new year with us!



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**Upcoming Community Events**

Date	Event	Venue Information
January 20-22	10th Annual Fire & Ice Festival-Free Shuttle from Buffalo Wild Wings Friday 5:00-9:00 PM Saturday 10:00-9:00 PM Sunday 9:00-5:00 PM	Downtown Rochester For more info go to: <a href="http://www.downtownrochestermi.com/whats-happening/">http://www.downtownrochestermi.com/whats-happening/</a>
January 25-30	26th Annual Snowfest 2017 Includes snow sculpting, ice carving competitions, fireworks, entertainment, warming tent, etc.	Zehnder's of Frankenmuth 730 South Main Street Frankenmuth, MI 48734
February 1-26	Broadway in Detroit: The Lion King For more info, visit <a href="http://www.michiganopera.org/">http://www.michiganopera.org/</a>	Detroit Opera House 1526 Broadway St. Detroit, MI 48226
February 11	Comedian Kat Williams at the Joe Louis Arena For more info, visit <a href="https://www.detroittheater.org/theaters/joe-louis-arena/katt-williams.php">https://www.detroittheater.org/theaters/joe-louis-arena/katt-williams.php</a>	Joe Louis Arena 600 Civic Center Dr. Detroit, MI 48226