

The Terrace Tattler

A Newsletter for the Members of
The Terraces of Northville Ridge Condominium Association

LATE SUMMER - 2008

The dog days of summer are almost done, and fall is fast approaching. The green of the burning bushes is slowly turning red. Our evenings are cooler, and we look forward to falling leaves, apple pies, and a trip to the cider mill. We also have some local events you may be interested attending listed at the end of the newsletter.

This newsletter comes with a special request to all co-owners that this information be read thoroughly. Co-owners that are renting their units-----**PLEASE READ AND INFORM YOUR RENTERS OF THE INFORMATION AND THE RESPONSIBILITY THAT COMES WITH LIVING AT THE TERRACES OF NORTHVILLE RIDGE.** Whether you live here or rent your condo, we have some issues that need to be addressed to keep up our property values and our appearance to a standard befitting our homes.

YOUR BOARD WORKING FOR YOU - ISSUES IN PROGRESS

1. In conjunction with the Master Association, a review is being conducted on possible stop signs along Carriage Way.
2. The Clubhouse for the Coves and Terraces, as well as the pool are at present, managed by Kramer Triad along with the builder, MJC. This will soon be transitioned into the control of the Coves and Terraces homeowners.
3. We are looking into security measures for the clubhouse and pool.
4. We are working with the Master Association on requiring the developer to fulfill their responsibility to properly dredge the pond so this will not become an expense for us. Hopefully this will be done before the end of the year.
5. We are currently developing landscaping policies.
6. The budget for 2009 is being prepared.
7. Parking issues and policies throughout the complex are being worked on.
8. We have changed our lawn fertilizer company.
9. The Board canvassed the entire complex for burned out porch light bulbs. (over several evenings) The management company replaced all necessary lights in one service call, saving the association quite a bit of money.
10. A dryer vent cleaning policy is on the agenda.

MAJOR PLUMBING PROBLEMS

We have experienced some serious misuse of the commodes in units. This has caused **MAJOR SEWAGE BACKUP PROBLEMS IN SOME LOWER UNITS.** Items found jamming the sewers include DIAPERS, DIAPER WIPES, TAMPONS AND SANITARY NAPKINS. These items are **NOT** to be flushed down the toilets. It is not a pleasant task for a resident to clean up sewage from upstairs units because of careless use of the toilets.

PARKING

Again, this is an issue. Parking is NOT ALLOWED at the mail boxes, NOR ACROSS FROM THE MAIL BOXES. The apron of the driveway into the parking lot MUST BE KEPT CLEAR FOR EMERGENCY VEHICLES. It would be sad if a life was lost because an ambulance or fire truck could not get to a unit.

Please be considerate of others who park in your area. A specific problem is observed at the North side of Bldg. 1. Parking is to be IMMEDIATELY BEHIND YOUR GARAGE DOOR, OR AT OVERFLOW PARKING ON GLACIER for Bldg. 1. **Parking for each unit in the complex is in your garage or immediately behind your garage door.**

CLUBHOUSE PARKING IS FOR CLUBHOUSE GUESTS, NOT FOR OVERNIGHT PARKING OR RESIDENTS. **Per the Northville Twp. Police Dept, parking is allowed on the street as well as the cut-out areas near the sidewalk.**

GARBAGE

Come on folks, we need your help. The Terraces is your HOME. If you had a single family home and you put the garbage out and the next morning some critter had scattered bones, bottle caps, papers, birthday candles and other trash all over the front lawn, you'd go out, curse the animal a bit, then clean up the mess. Why can't you do the same here at The Terraces?? You know if it's your garbage that is strewn all over. Just because 5 other households share the area to place the garbage does not mean you can't distinguish if it's YOUR garbage that is on the ground. PLEASE CLEAN IT UP. We have even seen broken glass near the curb and it sits there until a considerate neighbor cleans it. For items that are particularly desirable to our furry and feathered friends, please double or triple wrap them. It will make your garage smell better and the critters are less likely to get the scent and rip open the garbage. During the week of Aug. 6th, Bldg. 19 experienced a mess of greasy bones and other garbage all over the lawn and driveway. It was a disgusting mess. It took one of the board members to go over and clean it up. We don't have GARBAGE POLICE, and if something spills because it was not wrapped properly, the trash collectors DO NOT SWEEP UP IF IT SPILLS.

LET'S BE MORE CONSIDERATE OF OUR NEIGHBORS. WE ALL HAVE RESPONSIBILITY TO MAKE THIS A PLEASANT COMMUNITY. THE ASSOCIATION AND BOARD OF DIRECTORS ARE NOT IN CHARGE OF CLEANING UP YOUR POORLY PACKAGED GARBAGE. **PLEASE DO NOT PUT YOUR GARBAGE OUT BEFORE 6:00 PM ON WEDNESDAY EVENING.**

CLUBHOUSE AND POOL

We have had deliberate damage to the clubhouse and misuse of the pool. The pool closes at 10 pm and we have the authorization to have police not only to come and clear the pool, but to take into custody the culprits. Parents will be responsible for their minor children at the pool if they are there after hours or cause any damage. **PARENTS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN AT ALL TIMES. MINOR CHILDREN SHOULD NEVER BE AT THE POOL UNATTENDED.**

When using the exercise room, and you open the window, please close it before leaving. An open window is an open invitation for mischief. Also, if it should rain, it could cause serious damage to the equipment and the flooring, which will ultimately cause our fees to go up to repair this damage. If this continues, we will nail the windows shut.

UNDERSTANDING THE COMMUNITY OF NORTHVILLE RIDGE

Northville Ridge consists of several Associations.

MEADOWS and **RESERVES** (single family homes) are responsible for their common areas, streets and snow removal. They both have their own Board, by laws and management company. There is also a **Single Family Association** that is responsible for their pool and clubhouse.

COVES (duplex condos) are responsible for their common areas, street, landscaping, snow removal, irrigation, and pond. They have their own Board, by laws and management company.

TERRACES (multiple unit condos) are responsible for their common areas, streets, landscaping, snow removal, irrigation, and pond. They have their own Board, by laws and management company.

MULTI-FAMILY (the Coves and the Terraces) are responsible for the clubhouse, pool, and also the area around them for landscaping, snow removal, and irrigation. The builder, MJC, and Kramer Triad are currently running this association with the presidents of the Coves and Terraces assoc. serving in an advisory capacity. They have not transitioned to homeowner control.

MASTER (includes all of the above assoc. with the Board of Directors consisting of the presidents of each of the above assoc.) The master is responsible for entranceways to the entire community, snow removal on Carriage Way, bike paths, large pond and walking trails. They have their own Board, by laws and management company.

WE HOPE THIS HELPS IN UNDERSTANDING THE ENTIRE NORTHVILLE RIDGE COMMUNITY.

FRIENDLY TIPS AND REMINDERS

1. It is a good idea to either flush out the screens on your air conditioners, or use an outdoor blower to blow out any debris, leaves, and other little things that may have gotten caught. Also recommended is a large piece of wood to place on top of the unit with a brick or very heavy item on top to weigh down the wood. This helps prevent damage to the unit in case of ice falling from the roofs.
2. PLEASE SHUT OFF THE SPIGOT FOR YOUR OUTDOOR HOSE FOR THE WINTER. OTHERWISE, THERE COULD BE BROKEN PIPES FROM A WINTER FREEZE. The spigot is located in your garage. The shut off valve should be located in the utility closet by your water heater.
3. Repair any dripping faucets or broken toilets. **Everyone ultimately pays for water thru their maintenance fees.**
4. In the fall, please clean up any annuals you may have planted.
5. Put away any seasonal items from the patio or cover the furniture with proper covering for the winter. The patios are not to be used as storage for anything else.

6. According to the fire department, you are NOT to grill on the patios and porches. If a fire is caused because of your neglect of the law, the insurance company will not pay for the damage. You certainly would not want to be the cause of 11 others losing their home because you were careless and did not follow the fire laws of Northville Township. **STORAGE OF PROPANE ANYWHERE INSIDE YOUR UNIT, ON PORCH OR PATIO OR IN THE GARAGE IS NOT ALLOWED.**

PLEASE – Once again, please pick up your dog waste. We keep asking for cooperation but some residents are still not complying with the request. Violators will receive one warning letter and then fines will be levied. Please report any observed violation of this policy to Herriman and Associates, identifying the unit address, to generate a warning letter or fine. If your renter has a dog, you as the owner are responsible to notify the renter of this policy. Fines, if required, will be added to your monthly assessment fee.

SOCIAL EVENTS AND LOCAL FUN

NORTHVILLE VICTORIAN FESTIVAL is September 12-14 in downtown Northville.

NORTHVILLE NEWCOMERS AND NEIGHBORS - a fun group that has planned activities such as Bunco, Out to Lunch Bunch, Book Clubs, Mah Jong, monthly Coffee in the am, Dining Light Group, etc. etc. Call Colleen Nametz for information at (248) 596-1940

OUR LADY OF GOOD COUNSEL presents FALL FASHION FLING on Friday, September 19 at 5:30 pm. Tickets are \$ 30.00 for 17 years and older, \$ 20.00 for 16 yrs and younger. Includes dinner, fashion show, wine, beverages, door prizes and lots of fun. Women's, Men's and Teen clothing from various stores in Plymouth and Northville. Contact Fine Threads, at (248) 349-5092 ; Van Dam's at (248) 449-4282 ; Gigi's Mode at (734) 254-8774; Maggie and Me at (734) 459-5340. Tickets are available at all locations or Sandy Salloum (248)344-7995.

TIPPING POINT THEATER is bringing 4 plays in the 2008-2009 season. You can purchase a season pass and see all four show for \$75.00. A savings of \$28.00. Call (248) 347-0003 for information.

HANDCRAFTERS SHOW Oct. 10-11 at the Northville Recreation Center at Hillside

OUR LADY OF GOOD COUNSEL presents a MURDER MYSTERY DINNER/SHOW called THE MISSING RUBIES OF NEPAL, on Friday, November 14. Tickets include dinner and the interactive murder mystery. Cash bar. Show and dinner are \$40.00 per person. Call Sandy at (248) 344-7995. Tickets available mid-Oct.

We would like to start a Euchre group at the clubhouse. The first one will be on Thurs. Sept. 18, at 7 pm. All are welcome. We will teach anyone who would like to learn this fun card game.

We would also like to set up an OUT TO LUNCH group, and we can organize a date for our first one the night of Euchre.

Thank you for caring about the place we live.

The Terraces Board of Directors