

VILLAS of NORTHWYCK NEWSLETTER ~ Winter 2015

www.northwyckvillas.com

Happy Thanksgiving!

FALL ACCOMPLISHMENTS

- * Fall shrub trimming
- * Leaves picked up
- * Irrigation system closed down
- * Gutters have been cleaned (leaves removed)
- * Community dryer duct cleaning for Co-owners participating has been completed; minimal louvers were damaged and those have been repaired or replaced as needed

CAR TALK

* The darker days of winter are here. As a reminder to all Co-owners, **the speed limit is 15 MPH** within Northwyck. Please **STOP at the stop signs** within the community, no matter the time of day. Vehicles leaving the community in the mornings, sometimes while it's still dark, have been observed failing to stop or even slow down at the stop sign at the pedestrian crossing between The Townes and The Villas. There have also been a couple of close calls when a vehicle failed to stop when coming from Hollins Hall onto Alameda Blvd. The association would prefer to not have to put in speed bumps. Let's keep everyone safe!

* With winter snow already here and numerous visitors during the holidays, a couple of **parking reminders**: There is no overnight parking in the street or at the clubhouse permitted; do not park in front of the mailboxes at any time. If extra overnight parking is needed for guests, please check with a neighbor about "borrowing" some space in their driveway.

AND ONTO HOLIDAY DECORATIONS!

From the "Rules and Regulations":

- 26 **DECEMBER HOLIDAY DECORATIONS:** These guidelines have been designed to allow flexibility for each individual Co-owner and yet still maintain aesthetic harmony within the community:
- 26.1 One wreath is permitted on or near the front door. Please do not nail or screw into the door. The wreath may be fastened to the trim but not the siding. The recommended wreath hanger is an over-the-door hook in a simple style, clear or brass finish.
- 26.2 One green wreath or red bow is allowed on each garage light;
- 26.3 Non-blinking lights are allowed on front and rear trees and shrubs. All lights must be clear or white;
- 26.4 Non-blinking lights and/or rope garland is permitted on deck rails;
- 26.5 Lights around the interior or exterior of the windows are not permitted;
- 26.6 Exterior lighted or unlighted figures, etc. are not allowed;
- 26.7 Interior lighted figures prominently visible to the exterior are not permitted;
- 26.8 Cords must be placed in a safe manner on the exterior lights, being properly grounded and not crossing any sidewalks or porches. Cords causing a potential tripping hazard shall not be allowed.

26.9 All December holiday decorations should not be installed or operated prior to Thanksgiving and must be removed no later than January 15th.

HERE COMES THE SNOW (AND ICE) AGAIN!

- * Transcending Gardens will be handling **snow removal** again this year. Snow will be removed at 1.5" and greater.
- * As a limited common element, co-owners share responsibility for helping keep walkways to their unit safe. Keep a container of **ice melt** on hand to help with any icy spots that can quickly develop when the weather causes freeze/thaw cycles.
- * **Snow stakes** have been placed to reduce damage to landscaping and sprinkler heads. Take care to not run over or dislodge them.
- * Please alert Metro Property Management to any **ice damming** issues.
- * All **garden hoses** should now have been drained and put away inside your unit for winter, and **shepherd hook/plant hangars** removed from mulch beds. Thank you for watering the new shrubs!
- * Water to all **outdoor faucets** should be turned off during winter to prevent bursting pipes. Each unit has its own shut-off valve control in the basement. After turning off the water inside the unit, turn on the water faucet on outside to allow water to drain. Keep in mind there may be a faucet in the rear of the unit.
- * **If your unit will be vacant for an extended period of time**, the heat should be left on and the thermostat set to 60F so water pipes do not freeze and burst inside your unit. Have a friend or neighbor check inside your unit while you are away. The *Homeowner's Guide* contains "Away" procedures. Before leaving, be sure Metro has your current contact information as well as a backup to call in the event of an emergency.

KEEPING THE WILDLIFE WILD

- * Please **do not throw any food off of the decks** or otherwise feed any of the wildlife. There have been some <expensive> issues with wild animals in the community, which we don't want to further attract them or have them become dependent on humans for food.
- * To discourage **wild animals from scavenging for food in the trash**, please secure all trash in a trash can with a secure lid, especially if placing outside overnight. Do not place trash out before 5 PM.
- * Always secure the lids **on recycling containers**. If additional containers are needed, the City of Troy is having a Bin Blitz:

City of Troy Bin Blitz!! In celebration of America Recycles Day - November 15th, let's Keep America Beautiful by recycling more. Recycling bins will be on sale during the month of November for \$6.00/each, limit 2 per resident. Sold at Treasurers Department, City Hall - 500 W Big Beaver, M-F 8:00am - 4:30pm or Troy Community Center - 3179 Livernois, M-F 8:00am - 8:00pm & Sat 8:30am - 12:30pm.

CLUBHOUSE RENTAL INFORMATION

If you are interested in renting the clubhouse for an event, please contact Renae at Metro Property Management at (248) 745-7100. The cost is \$150, plus a \$75 deposit.

HELPFUL HINT on HOW TO PROPERLY DISPOSE OF AN AMERICAN FLAG

If you have an American flag that needs to be "retired", the VFW at 2375 Maple Road (between John R and Dequindre) in Troy will gladly accept it and properly handle the disposal.

FAQ: TRANSOM WINDOW REPLACEMENT

The extreme weather the last two winters seems to have caused a few of the transom windows over the deck door walls to fail. This usually appears as fogging between the glass caused by the seals breaking. Per the "Responsibility Matrix" in the *Homeowner Guide*, replacement is a Co-owner responsibility. Please contact Metro Property Management for additional information on how Co-owners may handle the replacement.

WELCOME, NEW RESIDENTS!

Doug and Margaret Forier	1262 Alameda Blvd
Dolores Frost	1330 Alameda Blvd
Gregory Schaffer	1350 Alameda Blvd
Diane Anderson	1389 Hollins Hall

HAPPY HOLIDAYS!

Newsletter compiled and written by Pat Desatnick and Susan Schreier. Thanks to all those who made suggestions for topics.

HOW CAN IMPORTANT INFORMATION REACH YOU?

Please be sure Metro Property Management has all of your contact information (email, mobile and work numbers, etc.) as well as an emergency contact in the event of an urgent situation where you cannot be reached. Please contact Metro at (248) 745-7100 or www.metrogroupmanagement.com.

Work orders may also be submitted online.

THE BYLAWS AND RULES & REGULATIONS for VILLAS of NORTHWYCK are now available online!

<http://www.northwyckvillas.com/byLaws.html>

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