

## NEW MANAGEMENT COMPANY SELECTED FOR NORTHWYCK VILLAS

### Metro Group Property Management

The new management company for the Villas of Northwyck is Metro Group. Metro Group began officially serving the community January 1. All co-owners were mailed a welcome package in December that included information on how to

note that if you previously used on-line bill pay or automatic debit, you will need to update your information.

Metro Group has specialized in condominium management and maintenance services for over 45

years. Please set up your online account for service requests via the website address, use the enclosed

**HELP US HELP YOU  
PLEASE BE SURE YOUR  
PHONE AND EMAIL CONTACT  
INFORMATION ARE UP TO DATE!**

**248-745-7100**

**[www.metrogroupmanagement.com](http://www.metrogroupmanagement.com)**

contact the management company for service requests and the new address for association payments. Please

service request cards that came with the introduction packet, or give them a call.

## COMING NORTHWYCK IMPROVEMENTS

This spring and summer will be a busy one here at Northwyck. There are plans underway to complete the crack-fill of the roads, sealcoat

the driveways, continue the gutter project, have a more attractive flower layout for common grounds, and improve the appearance of the lawns.

### **It's Spring at last!**

The lawn irrigation company will soon be turning the watering system back on for the season. If your unit is one they must enter to turn the water on for the irrigation system, please allow them access to your unit as soon as possible when contacted so the system can be up and running on schedule.

### **A note about the workers servicing our community:**

Please do not approach the workers regarding lawn or other maintenance matters. All requests for maintenance or other work as well as suggestions, complaints, etc., should be submitted directly to Metro Group.



For the safety of all in the community, please come to a complete stop at the stop signs within Northwyck. As an additional reminder, the speed limit within Northwyck is

## 15 MPH.

Children may be walking to or from the bus stop or playing in the area. There are numerous walkers and joggers who may be out while it is dark, and deer are increasingly in the community.

Please be sure your guests and visitors are also aware to help keep everyone safe.

### Q. When do I need to complete a modification request?

A. If a co-owner would like to modify the exterior of their unit, written approval from the Association Board of Directors is required PRIOR to making any changes. This includes decks, patios, awnings, doors, and satellite dishes. See the bylaws for full information.



## Clothes Dryer Alerts

If you are in the Hampshire unit (typically the center two units that are two stories), also known as the Hampshire unit, your clothes dryer must be able to exhaust 45 FEET. Before purchasing or otherwise replacing the clothes dryer, verify the machine is capable of this. If you are leasing your unit, it is your responsibility to make sure the occupants are aware and have a clothes dryer that meets this requirement.

**Help prevent dryer fires by cleaning the lint screen after every load and from inside, beneath, and around the dryer, as well as regularly having the vent cleaned.**

- Consumer Reports

### Q. When do I need to obtain a building permit?

A. A building permit must be secured when required by the City. Most common projects are decks, basement finish or other remodeling, gas lines, new furnace or A/C unit, and electrical work.

For more details, check with Metro Group and the City of Troy (248) 524-3344  
[www.troymi.gov/BuildingPermits](http://www.troymi.gov/BuildingPermits).

## SPRING TIME IS PLANTING TIME!

Annual flower plantings are allowed in the general common elements if they are located in existing mulch beds. Plantings must be compact annual flowers or spring-flowering bulbs, 15" or less at maturity.

These plantings are to be maintained by the co-owner, including watering. They must not interfere with shrub maintenance. No other planting or landscape additions are allowed.



Flower pots are allowed on the limited common elements such as the front porch, but not the driveways, walks, sidewalks, or mulch beds. Three pots or fewer are permitted on the front porch.

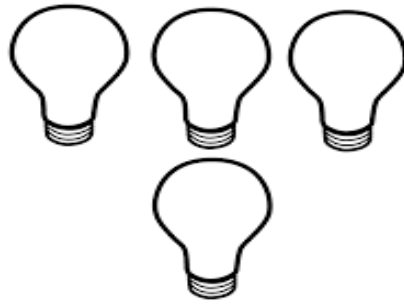
One shepherd hook per unit with hanging pots is allowed in the mulch area immediately adjacent to each unit, 86" or less tall. Please remove empty hooks from the mulch beds.

## LIGHTING UP YOUR LIFE

### FAQ ANSWERED!

The Association is responsible for replacing light bulbs on garages when they burn out. These are typically replaced within a week or two. If it has been longer, please contact Metro Group as it may have been missed.

Co-owners are responsible for replacing light bulbs on their decks and porches, To



keep a consistent look, please replace all outdoor light bulbs with a **40 watt CLEAR** iridescent light bulb.

Please clean the glass when the light bulb is replaced to really let the light shine!

## PET REMINDERS ~ AKA BYLAWS

For all animal residents (and visiting animals too)



Resident and visiting dogs and their owners are reminded that the following bylaws apply to all animals while in Villas of Northwyck:

- No animals shall be maintained by any Co-owner unless specifically approved in writing by the Association
- When such cat or dog dies or is otherwise disposed of, it may not be replaced without prior written consent of the Association
- No animal may be permitted to run loose at any time upon the Common Elements and any animal shall at all times be leashed and attended by a responsible person
- Each co-owner shall be responsible for collection and disposition of all fecal matter deposited by any pet
- No pet shall be permitted to be tethered on the Common Elements
- Shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor, or unsanitary conditions
- No animal may be kept or bred for any commercial purpose
- In the event of violations, the Association may assess fines
- Please see Bylaws for Pet Application and further information.

## LEASING?

Please be aware per Article VI in the Bylaws, there are Restrictions applying to leasing which must be followed:

If you are considering leasing, approval from the Board must be granted *prior* to offering your unit for lease.

The co-owner must disclose their intention in writing to the Association at least 10 days before presenting a lease or otherwise agreeing to grant possession to potential lessees or occupants and include a copy of the lease for review for compliance with the Condominium Documents.

The initial term must be a minimum of six months.

It is important that the Association have names and contact information for all lessees or renters as well as current contact information for the absent Co-owner.

*If you are currently leasing your unit and have not already advised the Association, please contact Renae at Metro Group, [renae@mgmc.net](mailto:renae@mgmc.net).*

**Villas of Northwyck Community Association**

Board of Directors

Susan Schreier, President

Patrick Hurley, Vice President

Stacie Greslick, Treasurer

Leon Hart, Director

[www.northwyckvillas.com](http://www.northwyckvillas.com)

Thank you, David Kenewell, for your years of service leading the  
Northwyck Villas Board of Directors!

**Save the Date!**

One board member seat is open and one is up for election.

Please plan to attend the Northwyck Villas

**Annual Meeting on Tuesday, June 2, 6:45 PM Registration**

at the Northwyck Clubhouse.

---

VILLAS OF NORTHWYCK

1240 Alameda Blvd

Troy, MI 48085