

<p style="text-align: center;"><b>NORTHWYCK VILLAS</b> <b>SUMMER NEWSLETTER April 2013</b></p>
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**BOARD MEMBERS**

David Kenewell	<i>President</i>
Pat Hurley	<i>Vice President</i>
Susan Schreier	<i>Director</i>
Stacie Greslick	<i>Treasurer</i>
Leon Hart	<i>Secretary</i>

**GooseBusters** has been given a contract to keep the geese out of our community. Border collie dogs and removal of the nest is the first line of attack to keep them away.

**Crack filling** will be done as soon as warm weather arrives. The management company is getting bids on sealing the driveways because it would hide the crack fill and make the complex more attractive. Sealing will not prolong the life of the asphalt.

The **pool deck** is going to need major work. Alternatives are being considered and will be a topic at the Annual Meeting in May. This project could involve a special assessment for both the Townes and the Villas.

**The Annual Meeting is scheduled for May 8<sup>th</sup>.** If you are interested in serving on the board, two seats will be up for election. Stacie and David's' seats on the board are up for election

**Flowers will be planted** by the landscape company at the entrance blvd. and the Clubhouse

**Starlight Painting** will begin their work at soon as warm weather arrives. They are the same company that we had last year. They do great work and they are fast.

**Century Gutter** will be re-doing the downspouts on 8 units this year.

**SPRING CLEAN UP IS APRIL 6<sup>TH</sup> AT 10 AM AT THE CLUBHOUSE.** Bring whatever garden tools you have and meet at the Clubhouse. Pat Hurley and Stacie Greslick are organizing this event. Email us do we know you are coming: dkenewell@hotmail.com

**Altering or modifying the exterior of your unit?**

You must turn in a **modification** form whenever any **alteration in the exterior appearance or structural modification is considered.** Board approval is required before any exterior change is done. Some examples include: installation of a storm door, enlarging a deck, enhancing the landscaping, installing a patio, or putting up an awning.

Please do not put your **trash and recyclables out before 5 PM the day before pickup.** .

There is a city ordinance which prohibits you from placing trash out too early. If you are out of town, ask your neighbor to place it out and collect the cans after the pick-up. Suggestion: place trash out **after 5 PM Monday** or early Tuesday morning. **SECURE YOUR GARBAGE TO PREVENT IT FROM BLOWING THROUGHOUT THE COMPLEX.**

Thank you to everyone for not **parking on the streets** overnight.

**Please do not feed the animals** by placing food on the common elements.

**If you are leasing** your unit or plan on leasing your unit, you must furnish McShane and Associates with a copy of your lease. **Access to the unit is required in case of an emergency.** Be sure the management company is informed in case you leave or vacation for any extended period.

**Carriage lights on the garages** are covered and managed by the Association. Please do not change the light bulbs in the carriage lights.

**There is one pool key per unit.** If you sell your unit it is your responsibility to get the key to the new owners.

#### **Some Suggested Vendors for Northwyck Villas:**

Deck Staining: Stan 248-202-6506

Window Cleaning: Excellent Window Cleaning 248-853-9755

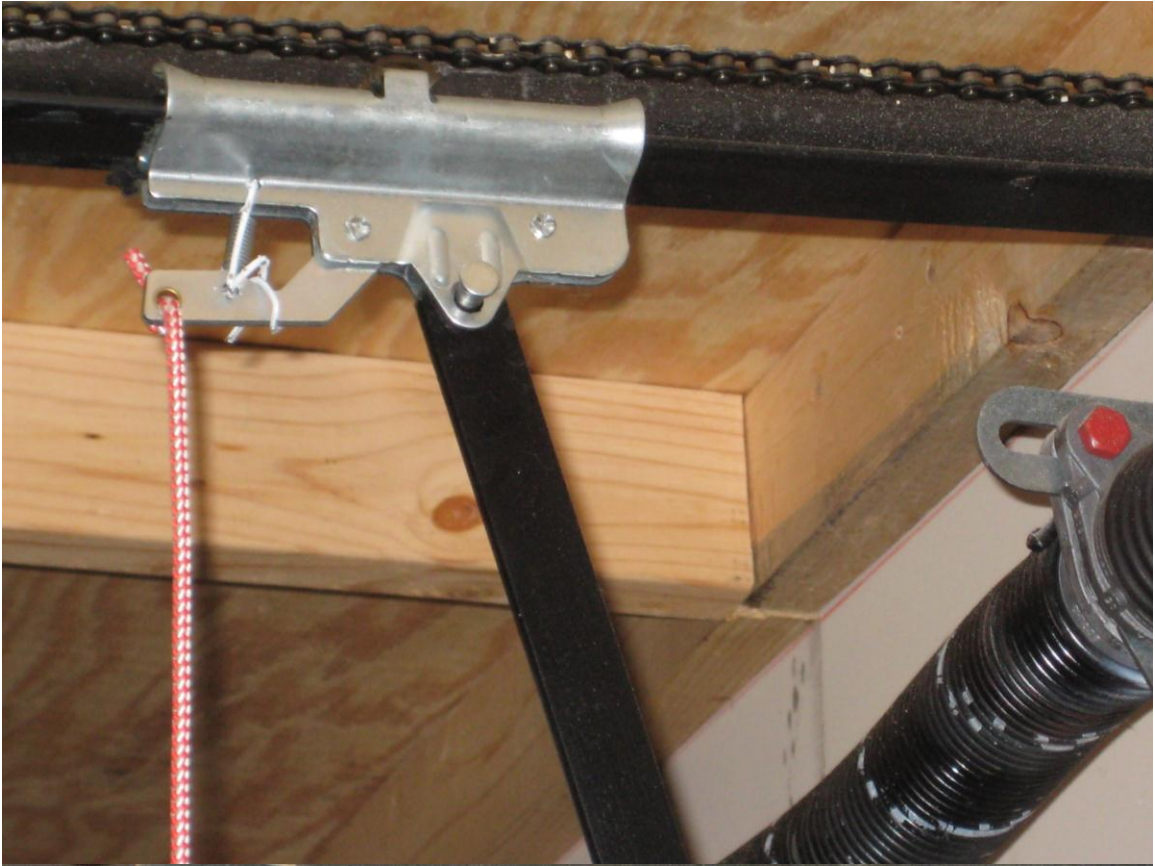
Dryer Vent Cleaning: Breath Easy You can visit the company at *breatheasyductpro.com*

**Special attention needs to be given to the dryer vents** to be sure there is no lint build-up. It is recommended that the vent be cleaned once each year. Note to new residents: each unit should have a dryer with a capacity to service the extended vent for the unit. The City of Troy inspected each new home at final inspections to be sure the dryer was sufficient for the extended run to the outside wall. If you are not aware of your dryer capacity, special attention will be needed by you to be sure there is no build up in the vent. The most common cause of condo fires is from the dryer vent.

**Secure your garage door.** If you would like to see how easy it is to get into your unit, go to the YouTube website and watch the video. Simply do a YouTube search: "How to Break into a Garage in 6 Seconds"

To fix this and secure the garage, wire the manual release with wire (a white clothes hanger works fine) so that it can't be pulled open unless the wire is removed. Feed the wire through the two small holes where the spring is located and wrap it tight. Keep the service door locked at night or when you are away from home.

The pictures below show the fix using a piece of thin coat hanger.



**Please note the following provisions of the Master Deed and Bylaws:**

**Decks**

**4.8** Cedar deck floors may be sealed with **New Wood Stabilizer by Seasonite**. It is the co-owner's responsibility to maintain his/her deck system whether it be co-owner or developer installed. Only use a clear stain. **DO NOT USE A PAINT STAIN.**

**Window Treatments**

**10.** Interior Window Treatment (blinds, drapes, curtains shutters, etc.) backing shall be white or off white in color. Wood window treatments shall be white or off white or the natural color of the wood exclusive of Ebony (Black) or Mahogany. Clear leaded glass window treatments shall be allowed. "sun catchers" are excluded

**Plants**

**13.** Annual flower plantings shall be allowed in the general common elements if:

**13.1** Annual plantings may be located in existing mulch beds, including mulched areas around the trees;

**13.2** Plantings will be compact annual flowers or spring-flowering bulbs, not exceeding 15" in height at maturity

**13.3** Annual plantings will not interfere with shrub maintenance;

**13.4** Annual plantings are co-owner maintained and must be removed by November 1 each year;

**13.5** No other plantings or landscaping additions shall be allowed, nor shall any shrubbery or mulch be removed from the beds.

**14.** Flower pots can be placed on limited common elements (but **NOT** on **driveways, walks, sidewalks or mulch beds**) as follows:

**14.1** No more than **three** pots on the front porch. The pots may be cylindrical, square or multiple sided in shape only;

**14.2** Pots shall be neutral, terra-cotta or black colored, and made of clay, (glazed or unglazed), wood, concrete, plastic or any other weather resistant material;

**14.3** Pots shall be no larger than 15" in diameter or 17" high, with a plant stand, the height must not exceed 30";

**14.4** Pots shall be well maintained and in good repair by Co-owner;

**14.5** Pots shall be **removed by November 1** each year by co-owner. Evergreen potted plants may be left out year around. The Association shall not be responsible for damage to pots due to snow removal activities.

**14.6** Shepherd hooks with hanging pots are allowed in the mulch area immediately adjacent to each unit as follows: Not more than **one Sheppard hook per unit**. They may be up to 86" in overall height, with not more than two plant hangers on the hook. The hooks shall be made of wrought iron in black, dark green, or dark brown color throughout. Design must be simple, without decorative scrollwork, designs or insignias. Pot color, material, roping or wire shall be consistent with those for hanging pots. Their placement in the mulch must not interfere with underground lines, shrubs, trees, irrigation or maintenance of the area. They must be used for hanging flowers only.

**Decorative Objects**

Decorative objects, such as statuary or birdbaths, are not allowed on the front porch or in any of the shrub or mulch beds, in the driveways or in the general common elements.