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OAK MEADOWS ASSOCIATION NEWSLETTER

NOVEMBER 2018

www.oakmeadowstoday.com

This is an *electronic version* of the OMA newsletter which will be emailed to co-owners and inserted in the website. Please make sure you have a current email address on file with Walden Management. YOUR input and feedback are always welcome...contact a Committee member. No access to internet or email? Contact Nancy Noll (734.972.0804) to receive a paper copy.

THE BOARD DID NOT MEET IN OCTOBER.

Next meeting is the **Annual Co-Owner Meeting**. See below.

ANNUAL CO-OWNER MEETING – TUESDAY, NOVEMBER 13 at the Pittsfield Senior Center, 701 W. Ellsworth Rd., corner of State Street.

Please plan to attend. In-depth discussion of financials, successes of 2018, budget forecasts and projects for 2019, as well as the By-Law revision process are among the agenda items. Meet your neighbors, ask questions, and be “in-the-know” with accurate, timely information!

Board meetings are scheduled for 3rd Monday of the month at 7:00PM at Walden Management Offices, 2114 Pauline Blvd. – 2nd floor.

SPECIAL ASSESSMENT PAYMENT REMINDER:

The first payment installment was due NOVEMBER 1, 2018. A letter was sent to all co-owners via USPS certified mail and e-mail to all co-owners in mid-October. Hopefully, you mailed your checks, along with the yellow payment voucher, by November 1 to Walden Management Company, 2114 Pauline Blvd, Ann Arbor MI 48103-5199 and indicated “Assessment” in the memo line of the check.

A \$7,500 per-unit assessment was approved by the Board to provide funds for siding replacement. The assessment will be collected over a three-year period (2018-2021) with \$2,500 due annually in two installments of \$1,250.

As explained in their letter of October 16 to all co-owners, the Oak Meadows Board of Directors changed payment due dates: payment dates for 2019 have been changed to March 1 and September 1; payment dates for 2020 have been changed to March 1 and September 1; with final payment due March 1, 2021.

The timing of payments allows the Board to anticipate cash flow in order to plan for the Capital Budget and to firm up Requests for Proposals with contractors.

Payments not received by November 10 will incur a \$35 late fee for every month that payment is late.

PARKING IN VICINITY OF BUILDINGS BEING SIDED: Co-owners along Bent Trail Drive and in Bent Trail Court where materials, workmen, their equipment and vehicles are staged while new siding is installed know that parking has become, let's say, a challenge. While some grumbling has been shared among those of us living in these construction zones, Walden has circulated flyers about avoiding "auto overcrowding" and damage to vehicles by moving them to on-the-property alternative sites.

Relief coming soon: The Board has projected that siding installation in Bent Trail Drive and Court would be completed by mid-December—so, it won't be much longer until we can get back into our own parking spaces.

SIDING PROJECT STATUS: Siding installation on buildings 6, 7, 8 and 9 along Bent Trail Dr. is complete, and painted. Siding on building 4 and garages in Bent Trail Ct. is completed as well. Siding installation on buildings 2 and 3 in Bent Trail Ct., and building 27 on Bent Trail Dr. will be completed Mid December.

At the November 13 **Annual Meeting**, the Board will announce plans for buildings to be sided and painted in 2019 season.

TIME TO THINK... WINTER! If you haven't already drained and put away your watering hose, now is the time. Freezing temperatures are moving in pretty fast, so hoses left outside can get brittle and burst. Also, if the outside hose spigot is controlled by a valve in your unit, remember to shut it off to avoid a burst pipe that can cause water damage in the wall.

DRYER VENTS: Received a suggestion from a Board Officer to remind co-owners to consider periodically cleaning out their dryer vent ducts and ensuring that the outside vents are open as well. DTE Energy has reported that these two actions alone will improve dryer efficiency and reduce energy costs. Blocked vents and dryer ducts threaten accumulation of moisture-caused mold and wood rot in the wall at the exhaust vent exit. And, we've all read about threats of dryer duct fires.
