

7/24/2013

Dear TNECA Co-Owner:

The 2013 Treetops North Estates Condominium Association Annual Co-Owner meeting and the Treetops Property Owners Golf Outing & Reception are set for Saturday, August 24th.

The Association meeting will be held in the Oak Room on the 2nd floor at the west end of the "Lodge" at the **Main Resort (NOT at the North Clubhouse)**. The meeting will begin promptly at 9:00am. A continental breakfast will be served.

At this year's meeting we will be discussing a number of important topics that will directly affect *your pocketbook* - including our Fire and Freeze Alarm Systems and the Fazio Drive Pool Property. The past 12 months have been very "eventful" for the Association. The proposed meeting agenda is enclosed. The Board strongly encourages you to participate in these discussions!

As some of you know, Deb Hart, your Association Secretary since the Resort turned the Association over to the Co-Owners, had to resign from the Board after the sale of her Treetops Condo this past spring. Tom and I would welcome an additional Board Member or two to help us keep your property in the condition to which we have all been accustomed and expect. If you are interested, add your name to the Election of Officers section of the enclosed Proxy/Ballot.

Please let us know ASAP if you will be attending the Association meeting! Enclosed is a form that you can use to let us know if you will be attending the Association Meeting. PLEASE RESPOND BY FRIDAY, AUGUST 9, 2013

If you are not able to attend the Association meeting, please take the time to read, fill out, and return the enclosed Proxy/Ballot to the Board:

Email: TNECABOARD@TreetopsNorthEstates.com

FAX: 877-380-4101

US Mail: 36059 Howell Ave. Livonia, MI 48154-5112

If for some reason you are not able to send a written response, please try to call and/or leave a voicemail with Tom or me, stating your intentions, proxy choices, and votes on the issues listed on the enclosed ballot:

Ed: 313-363-0908

Tom: 313-702-4098

As mentioned above, the Resort is again hosting a Golf Outing and Reception for all Property Owners. The Property Owner's Golf Outing will be held at the Jones Masterpiece Course with Tee Times starting at 11:52am. The Property Owner's Reception will be held at 7:30PM in the Oak Room at the Main Resort. The most current information regarding the Property Owners Golf Outing tee times & costs as well as information regarding the time, location and cost of the Property Owners Reception will be posted on the Association Web Site (TreetopsNorthEstates.com) ASAP. The cost is extremely reasonable and will be billed to your account with Treetops Resort (*not the Association*). Please fill out and return the enclosed Attendance Sheet so we can plan accordingly. PLEASE RESPOND BY FRIDAY, AUGUST 9, 2013.

Again, it is very important that you attend this years' Association meeting or return a fully executed copy of the enclosed Proxy/Ballot.

Best Regards

Ed Montgomery, President
Treetops North Estates Condominium Association
Web Site: TreetopsNorthEstates.com

Proposed Agenda
Treetops North Estates Condominium Association
Annual Co-Owners Meeting
08/24/2013
9:00 AM to 11:00 AM
Oak Room at the Treetops Lodge

<u>Topic</u>	<u>Time</u>
Continental Breakfast/Welcome	9:00AM
Financial Review	9:05AM
<ul style="list-style-type: none"> • 2012 Actual Results • 2013 Projected Results <ul style="list-style-type: none"> ○ Property Insurance <ul style="list-style-type: none"> ▪ Premium Increases ○ Pool <ul style="list-style-type: none"> ▪ Increased Fees From The Resort ○ Fire & Freeze Alarm Repairs <ul style="list-style-type: none"> ▪ Unexpected Repairs ○ Capital Reserves 	
Fire and Freeze Alarm Options	9:35AM
<ul style="list-style-type: none"> • Discussion • Vote 	
Pool	10:15AM
Open Discussion	10:30AM
<ul style="list-style-type: none"> • Renter Code of Conduct • Last Winters' Power Outage • Other 	
Election of Officers	10:55AM
Adjourn	11:00AM
Treetops Property Owners Golf Outing – 10 Tee Times	11:52AM
Treetops Property Owners Reception	7:30PM

Attendance Sheet

Please let us know ASAP how many Owners and Guests will be attending the events

**Treetops North Estates Condominium Association
Annual Co-Owners Meeting
08/24/2013
9:00AM – 11:00AM - Oak Room, Treetops Resort Lodge**

ITEM	# Owners*	Condo Number
TNECA Annual Co-Owners Meeting		

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**Treetops Property Owners Annual Golf Outing & Reception
08/24/2013
Golf: 11:52AM - Jones Masterpiece Course
Reception: 7:30PM - Oak Room (Lodge)**

ITEM	Owners		# Guests		Condo Number
	#	\$***	#	\$***	
Treetops Property Owners Golf Outing*		\$0@		\$25@	
<u>Golfer Name</u>	<u>Handicap*</u>				
Treetops Property Owners Reception**		\$10@		\$30@	

*Format will be some type of Scramble. Max handicap - 16 for Men, 20 for Women
 **Includes Hors D'oeuvres, Beer and Wine. Cash Bar for Mixed Drinks.
 ***Charges will appear on your Treetops Owners Account

Please Respond by 08/09/2013!!!

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