

Treetops North Estates Condominium Association *2018 Spring Update*

Happy Spring TNECA Owners,

We hope everyone had a great winter and like your HOA Board, are looking forward to the same this summer at Treetops.

The purpose of this email is to provide information and reminders that will help make the summer an enjoyable one for all.

Spring Maintenance Review

As we do each year, Tom and I will be conducting site inspections at each of our buildings along with our contractor to identify any needed maintenance and repair issues. You can do your part to help minimize repair costs by reporting to us anything you see that is need of attention. The sooner we know the better chance we have at minimizing the cost to repair. Please use our email address TNECABOARD@TreetopsNorthEstates.com to notify us of any items or issues you may observe. You can also call us directly at 313-363-0908 (Ed) or 313-702-4098 (Tom)

Parking

Please be aware of the following parking guidelines;

1. Owners with no garage are permitted two vehicles in parking spaces
2. Owners with garages are permitted to use one space.
3. All vehicles should have an orange parking pass displayed. These passes are available at the front desk.
4. Renters are permitted two parking spaces.
5. Additional parking is available at The Pool or on the grass adjacent to the road at Lot #6 next to the Half-Way House

As many know and have experienced, parking at some of our buildings can be quite challenging. It requires all of our cooperation and courtesy. Please call the front desk to report any parking violations including vehicles parked on our lawns or otherwise inappropriately.

Road Repair and Maintenance

Road repair and maintenance, including resurfacing of Fazio Dr., is expected to occur on June 1 and 2, weather permitting. We tried to get this scheduled for the early part of a week, but because of the unusual weather we've had this Spring along with the scheduling and availability of the equipment necessary to do this job, we are left with the above dates. One lane should be open at all times although there may some delays as the work crosses over entrances to our buildings. If you are at the Resort during this time, plan accordingly. Please check our web site for updates.

Humidifiers

If you have a humidifier connected to your furnace, particularly in upper units, please turn them off for the summer. For units in Rental, Treetops will be doing this. Now would be a good time to perform required yearly maintenance on them as well. Leaking humidifiers have caused damage to general common elements in the past. Individual Owners are responsible for all damage caused by a leaking humidifier both in their Unit as well as other Units that may be impacted by the leak.

Bird Feeders

No birdfeeders are allowed to be hung from buildings, garden beds or trees on TNECA property.

Garbage

All garbage placed in sheds must be in bags. No loose items, including furniture, old grills etc., should be in the sheds. We are forced to separately contract for removal, a cost we all pay. For a small fee, non-bagged items can be brought directly to American Waste for disposal. They are located off M-32 directly opposite Wilkinson Rd.

Grills

Charcoal grills are not allowed on decks or wood entrance ways. This is an insurance requirement. Gas grills are ok.

Upper Units

For those Owners with upper units please be aware that things you place on your decks may affect the decks below you. For example, flower hangers, flower pots, etc., can leak during a rain storm and the debris can wash off your deck and end up on the one below you. Your consideration is appreciated.

Renter Disturbances

Any issues with Renters should be immediately reported to the front desk. Don't hesitate. Please notify us as well. Quiet hours are from 11pm to 7am. We strongly encourage you to call the front desk. You have a right to privacy and an expectation of respect for our property by guests. We hold Treetops accountable for the actions of the Renters they put in our Units. They have been generally responsive to those calls.

As always, please do not hesitate to contact Tom or myself at TNECABOARD@TreetopsNorthEstates.com with any comments or questions. Additionally, visit our website www.treetopsnortheastates.com for timely news, updates and valuable information.

Sincerely,

Ed Montgomery

President, Treetops North Estates Condominium Association