

Treetops North Estates Condominium Association
2015 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 letter 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, last week Tom and I conducted site inspections at each of our buildings, along with our contractor, to identify any needed maintenance and repairs issues. In the coming weeks you may see our contractor engaged in those activities. This year's list is not as extensive as in past years and I believe this is due to the ongoing diligence we show with respect to maintenance. 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)

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

Three of our buildings have woodpecker damage that require repair. Not coincidentally, all three have birdfeeders that have been hung by Owners. There is no woodpecker damage on our other buildings (those without bird feeders). For this reason, no bird feeders are allowed to be hung from buildings, garden beds or trees on TNECA property. In the future, individual unit Owners who continue to hang bird feeders will be charged for repair of woodpecker or other damage they cause to our buildings.

Garbage

All garbage placed in sheds must be in bags. No loose items, including furniture or old grills etc., should be in the sheds. We are forced to separately contract for removal, a cost we all pay.

Grills

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

Financial Report

Separately attached is our 2014 actual financial report as well as our projected 2015 budget. We will cover these in more detail at our Annual Meeting. If you have any questions before then, please do not hesitate to contact 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, parking at some of our buildings can be quite challenging especially during periods of high rental activity. It requires cooperation and courtesy by all. Please call the front desk to report any parking violations including vehicles parked on our lawns or otherwise inappropriately.

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.

Deck and Walkway Cleaning and Sealing

If you are interested in having your deck and or walkway power washed and sealed call our Contractor, Tim Johnson at 989-619-5168 or tjcustomconstruction@gmail.com

Annual Meeting and Golf Outing/Banquet

Please make plans now to attend our annual meeting at 9am on Saturday, August 29, 2015. The more voices we have on matters of importance the better. Following the meeting, join a fun filled afternoon on the links at our annual golf outing and banquet later that evening. It's always great fun and a chance to meet your fellow Co-Owners. More information on these events will be forthcoming.

Treetops Voluntary Bankruptcy

As many of you know, Treetops filed for voluntary bankruptcy in the latter part of 2014. Since that time we have worked with TNECA legal counsel to identify any possible risks to TNECA including the need for an improved relationship agreement between us. We hope to have more information for you on this in the next month or so.

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

Sincerely,

Ed Montgomery

President, Treetops North Estates Condominium Association