



## HOA Board Meeting

*UPDATED- meetings have been moved to the 4<sup>th</sup> Wednesday of the month, except the months of December and January.*

Wednesday, May 27, 2015

Wednesday, June 24, 2015

Wednesday, July 22, 2015

7pm, Clubhouse

Woodlands of Chatterton Village

4093 Chatterton Blvd, Canton  
Michigan 48188



## Trash Pickup

Spring is here! Time for spring cleaning and sprucing up our homes and yards.

We have had numerous complaints regarding the debris all around the neighborhood. WOCV has a hired grounds assistant who walks the grounds after trash day to clean up the debris that gets blown around after trash pick-up. But, we find this has not been enough!

KC Property Services and the Association will continue to be very aggressive in violating those co-owners/tenants that have not been in compliance with the trash policy of WOCV and/or the guidelines/rules set by Canton Township. WE ALL NEED TO DO OUR PART.

By following these simple guidelines, all trash would be removed by the city on trash day and if placed out in the proper bags and containers, it would reduce the debris in our yards tremendously. Any trash not picked up must be returned to your unit that day. To see if you are in compliance, or to check out why your trash was not picked-up you can go to: Canton Township's rules: [www.cantonmi.org/DocumentCenter/Home/View/247](http://www.cantonmi.org/DocumentCenter/Home/View/247) WOCV rules and regulations: [www.woodlandsofchattertonvillage.com](http://www.woodlandsofchattertonvillage.com)

We would like to take this time to thank all the co-owner/tenants that "do their part" in helping to reduce debris by following WOCV and Canton Township's guidelines. THANK YOU!

## WOCV Annual Garage Sale!

This year's garage sale to be held on Saturday, May 23rd from 8am to 3pm. Those co-owners wishing to reserve tables please email [Katrinashipman@yahoo.com](mailto:Katrinashipman@yahoo.com)

In the subject title: 2015 Garage Sale/Table reservation

In the body: number of tables, first and last name, and contact phone number or email address.

Please note that for each table reserved 2 chairs are provided.

## CALCIUM CHLORIDE BUCKETS –

Just a reminder to all co-owners/tenants, please return your salt buckets to your garage for safe keeping. The buckets were issued as a one-time courtesy, any future requests will be at the co-owner's expense. Co-owner's it is your responsibility to notify your tenants to remove the buckets and store them in the garage. Thank you.



## WOCV Neighborhood Watch Program

WOCV Neighborhood Watch program needs a new chairperson. The Canton Police Department offers the Community Watch program as a crime prevention and awareness tool to both home and local business owners.

This program is designed to provide families with not only crime prevention but first aid and emergency preparedness.

You are only asked to be the eyes and ears and report any suspicious activity to your Team Leaders (designated officers on the Police Force). Emergencies or criminal activity once reported to your team leader can then be relayed to the public through the Crime Mapping website, email, Twitter or Facebook.

Contact us at [www.woodlandsofchattertonvillage.com](http://www.woodlandsofchattertonvillage.com), click on "contact" and send us an email, we will be happy to get back to you with the information needed to get started in this worthwhile program.



## WHAT ARE THE DUTIES OF A CONDOMINIUM CO-OWNER?

By Daniel E. Robb

(Reprinted from the March/April 1989 and March/April 1996 issues of the UCOM Reporter)

There are certain obligations that come with ownership of a condominium and membership in a condo association. They come automatically as part and parcel of the purchase of a unit. One's signature on the deal includes acceptance of the Deed, Bylaws, Articles of incorporation and the Rules and Regulations promulgated by the Board of Directors.

**The first obligation** of all co-owners is to read all the documents and become familiar with them.

**The second obligation** is to comply with all the documents.

**Self-interest dictates the third obligation.** That is the maintenance, protection and enhancement of the property value.

This, of course, means paying a monthly assessment adequate to do the job. Paying fees when due will ensure that sufficient operating funds are available and will avoid the need for penalties, liens, foreclosures, etc.

Aside from the satisfaction of living in a desirable community, the enhanced property value is important to all. For the younger family, when the time comes to acquire a larger home or to move to another locality, the condominium most likely will be the largest asset available to make such a move possible. In many cases, the condo will provide the best savings and value appreciation in the entire portfolio of younger owners.

Enhanced resale value also applies to middle-years and senior citizens. Now that reverse mortgages are becoming available, many innovative options are created. It may be possible to continue to live in the unit and to get part of the unit equity out of the condominium in the form of monthly payments from the mortgage company. There is also a good chance that an owner might want to live in a warmed climate and need a good sale of the unit to make this possible. The better the maintenance of the condo the higher the market value of the unit and the more freedom to select the best of options.

Co-owners have many other duties:

Each should take an active part in running the association. If not on the Board, on one of the committees, or in setting up social activities, or in liaison with the local community. Many skills and interests are required to make a desirable community. Everyone should take part. It could be just a once a year activity such as counting votes at the annual election or serving coffee at some function. The pay-off is in making new friends, a more interesting life and a substantial improvement in value of a major investment. That's a combination that is hard to beat.

A condo board should try to involve as many co-owners as possible in the operation of the condo. Every contribution by a co-owner should be given full recognition. Actions of the Board should be reported to all members. A time should be set aside at all board meetings for any member to address the Board. Suggestions by co-owners should be given careful consideration. This is possible even if the actual business of the Board is conducted in a closed meeting. A newsletter can be a unifying device if it covers social, personal, family and community activities as well as condo issues.

Building a feeling of responsibility to the condo association and pride in it may take considerable time and effort but it always must be high on the list of priorities for every Board.