

Saline Northview Condominium Association

P. O. Box 626

Saline, Michigan 48176-0626

bod@salinenorthview.org

December 13, 2018

Dear Northview homeowners,

Annual Assessment

Attached is your 2019 annual assessment, in the amount of \$260.00. The assessment covers the Association's expenses, detailed in the enclosed budget. You may pay the assessment by PayPal or by check, although please note that no matter which payment option is most convenient for you, you must fill out and return the enclosed Assessment Notice with your mortgage information. Those wishing to pay by PayPal may mail the completed Assessment Notice to address above or send it electronically to bod@salinenorthview.org. We are required by our bylaws to obtain this information, which will only be used for notification purposes for requesting approval of any potential bylaw amendments in the future.

Lawsuit News

In related news, we are happy to report that on October 30, 2018 the Michigan Supreme Court denied the plaintiffs' application for leave to appeal in *Vidolich, et al v Saline Northview Condominium Association*, ending the appeal in the Association's favor. There will be some additional proceedings in the Washtenaw County Trial Court, including the Association's request for sanctions, and those matters are being handled by the Association's legal counsel. Space is limited here, so please let us know if you would like further information about that lawsuit.

Insurance

As a result of this litigation, as well as similar previous threats of litigation against the Association, insurance remains extremely expensive, which burden regrettably must be shared by all of us. Our 2018-2019 insurance policy continues to require a very large deductible (\$35,000) should additional claims be made in the future. If such a claim is made, and if the insurance carrier requires it, we will need to pay that \$35,000 deductible, which in turn will require us to notify you of a special assessment of at least \$140 per household to pay for that deductible. Like you, we hope there is no need for one in the future, but as we discussed at the most recent annual meeting, we want to be as transparent as we can about this expense, as well as all others.

Two New Committees

Thank you to all who attended the annual meeting in October! At that meeting a number of folks helpfully volunteered to participate on a Bylaws Committee and/or a Trash Bin Committee. All of those people have been appointed to the committees, as follows: Bylaws Committee (Todd Lands, Nancy Hagedorn-Fidler, Linda Smith, Nancy Gill, and Tonja Hatcher); and Trash Bin Committee (Nancy Gill, Tonja Hatcher, Ed Gauthier, and Gregg Brooks). If you are a committee member, please e-mail us bod@salinenorthview.org so we can keep moving forward.

Snow Removal

If you have snow removal questions or concerns, please send e-mail to snow@salinenorthview.org. We will be working closely with our terrific snow contractor to have snow removed in a safe and timely manner. Please check our website at salinenorthview.org and/or our Facebook Group (Saline Northview Condominium Association) for the latest on snow removal updates. You can help in the snow removal process by moving your cars into your garage and leaving the street and your driveway clear, if possible.

Mailboxes

As a reminder, mailbox keys to individual mailboxes are the homeowner's responsibility; mailbox keys to parcel boxes are the Association's responsibility. For older mailbox cluster units, please remember to leave the keys in the parcel box lock. Our mailbox locks sometimes get temperamental in cold, wet and snowy weather, causing them to freeze. If that happens, we recommend using aerosol graphite (some have used WD-40 with success, although we understand there is a chance that WD-40 can gum up the locks after it has dried, causing further problems), or waiting for the lock to thaw out.

Future Events

The annual Garage Sale will be held on Saturday, May 18, 2019.

The next annual meeting will be held on Tuesday, October 8, 2019.

We welcome any comments, questions or concerns you may have, so please feel free to reach out to us at bod@salinenorthview.org.

Have a happy holiday season!

Sincerely,

Board of Directors
Saline Northview Condominium Association

John Turck, President
Jonathan Emiliani, Vice-President
Stephanie Himplsl, Secretary
Susan Beyer, Treasurer
Scott Rentschler, Director