

Saline Northview Condominium Association

P. O. Box 626
Saline, Michigan 48176-0626
bod@salinenorthview.org

December 12, 2020

Dear fellow Northview homeowners,

Annual Assessment

Enclosed is your 2021 annual dues assessment, in the amount of \$255, to cover the Association's expenses detailed in our 2021 budget, also enclosed. You may pay your assessment by mailing a check, made payable to Saline Northview Condominium Association, to P.O. Box 626, Saline, MI 48176. You may also pay your assessment via credit card/debit card/PayPal, at <https://salinenorthview.org/paydues/> (we will also post this link on the Facebook page). Note that paying online will include an additional processing fee, if you choose to use that payment option. If instead you prefer to avoid that fee, please pay by check.

We are required by the Bylaws to collect information on any mortgages on property in the Association. If you pay through the website, you will be required to provide and submit that information with your payment. If you pay by check, please complete the enclosed Assessment Notice and mail it back to us with your check. The Bylaws require us to obtain this information for purposes of notifying mortgage holders of potential amendments to our Bylaws in the coming year.

A Note on Our Financial Health

We remain in a solid financial position, even though we are increasing the dues from last year's assessment. The main reason we were able to lower last year's dues (\$245, down from \$260 in 2019) is because in 2019 we were not required to make a roughly \$10,000 payment to our previous snow contractor, due to relatively low snowfall that winter. This year our new snow contract (with a new snow contractor) is more expensive, plus it does not make any of the agreed upon payments contingent on there being a certain amount of snowfall over the winter.

As we discussed in detail at the annual meeting in October, and as you can see in the enclosed budget, snow removal is expensive (it accounts for about \$150 of our annual dues), and our snow contract provides for 14 sidewalk clears (1" of snow or more) and 7 driveway clears (2" of snow or more). If we run out of clears before the snow is done for the season, each additional sidewalk clear will cost \$800; each additional driveway clear will cost \$3,276. We do not want to have to levy a special assessment in the event of heavy snowfall this winter, and so we are trying to leave enough money in savings to cover these potential additional expenses, even though it is impossible to predict the weather several months into the future.

Snow Removal

We will post snow updates on salinenorthview.org and our Facebook Group (Saline Northview Condominium Association). Send snow removal questions to bod@salinenorthview.org. 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.

Keep your driveways clear if you want the crew to remove snow from them; although the crew might have better maneuverability with snow blowers, they do not want to risk damaging either your vehicles or their equipment by accidentally hitting them. *** *The snow contract provides that the contractor is not responsible for damages caused to unmarked roads, driveways, and sidewalks.* *** Although we hope that the contractor will not damage any property, it is safest for you to mark the corners and edges of your driveways and sidewalks to minimize the risk.

Lastly, the snow crew will try to vary their starting points in the neighborhood when clearing snow, so the same areas are not always the first or last to be plowed.

Mailboxes

There are 18 mailbox units throughout the neighborhood. We replaced four of them this past fall, and will continue to monitor and replace the others, as needed. Please let us know if you have problems with your mailbox unit. Mailbox keys to individual mailboxes are the homeowner's responsibility; mailbox keys to parcel boxes are the Association's responsibility. The 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 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 spring Garage Sale is tentatively scheduled for Saturday, May 22, 2021. There is no guarantee that we will be able to actually hold it then, due to the ongoing pandemic, and we will follow applicable rules and regulations in deciding closer to then whether we can go forward with it. Please see the website and Facebook page for updates.

Next year's annual meeting will be held on Tuesday, October 12, 2021.

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 and safe holiday season!

Sincerely,

Board of Directors
Saline Northview Condominium Association

John Turck, President
Steve Beyer, Vice-President
Sarah Brooks, Secretary
William Olson, Treasurer
Scott Rentschler, Director and Snow Captain

Saline Northview Condominium Association
P.O. Box 626
Saline, Michigan 48176-0626

2021 ANNUAL ASSESSMENT NOTICE

December 12, 2020

«AddressBlock»

Please pay \$255 on or before January 31, 2021

Assessment is considered delinquent if paid after January 31, 2021, and is subject to a \$10 late fee beginning February 1, 2021, plus an additional \$10 each month thereafter until full balance is received, including costs and fees of enforcement, if any.

Return this portion with your check (please include your unit number above on your check)

or

Pay online at <https://salinenorthview.org/paydues>

(you can provide the information below through the website)

COMPLETE AND RETURN THIS PAGE IF PAYING BY CHECK

Designation of representative for voting and receiving Association notices:

Designated co-owner name: _____ Signature: _____

Address (if different from above): _____ Date: _____

Other co-owner name: _____ Signature: _____

Address (if different from above): _____ Date: _____

Email address to receive Board communications: _____

Unit occupancy statement: This unit is currently (check one)

Owner-occupied [] Leased/rented [] Vacant/other []

Renter Name(s): _____

Mortgagee information: (information required by the Bylaws)

Mortgage company name: _____ or check if unit has no mortgage []

Mortgage company address: _____

Saline Northview Condominium Association

KEEP THIS FOR YOUR RECORDS

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<https://salinenorthview.org>

The Board of Directors set the 2021 Assessment at \$255 per unit. The Association's Bylaws provide information on assessments and their enforcement. Units in delinquency are subject to legal actions, the costs of which shall also be assessed to the respective unit owners.

This Notice does not reflect any unpaid balance that may exist for your unit. Such balances, if any, are still collectable. Any payments received will be applied to the outstanding balance, in accordance with the Bylaws. Please contact the Board if you wish to verify your unit's current balance. Visit the Association's website, salinenorthview.org, for various Association documents, including Bylaws and meeting information. Thank you for your prompt payment.

Please email any questions or concerns to the Board at bod@salinenorthview.org

John Turck, President

Steve Beyer, Vice-President

Sarah Brooks, Secretary

William Olson, Treasurer

Scott Rentschler, Director & Snow Captain

Saline Northview Condominium Association

SALINE NORTHVIEW CONDOMINIUM ASSOCIATION			
2021 BUDGET			
CREATED: 12/01/2020			
	2021 Budget	Per Unit	
OPENING BALANCE			
Checking	34,999		
Savings	1,000		
TOTAL	35,999		
INCOME			
Assessments @ \$245/unit	64,260	255	100%
Interest (saving)	0	0	0%
TOTAL INCOME	64,260	255	100%
		0	0%
EXPENDITURES			
		0	0%
Tree Trimming & Removal	2,000	8	3%
Stump Removal & New Planting	750	3	1%
Lawn, Bushes, leaf Care	8,000	32	12%
Mailbox Repairs	6,500	26	10%
Sidewalk Repairs	37,000	147	58%
Storage Building	600	2	1%
TOTAL Common site maintenance	54,850	218	85%
		0	0%
Snow removal	0	0	0%
Legal Costs Fees & Other professional fees	8,300	33	13%
Insurance	11,600	46	18%
Website	120	0	0%
Postal expenses	550	2	1%
Mailing supplies & copying costs	300	1	0%
Meeting & event expenses	250	1	0%
IRS and Michigan taxes/fees	25	0	0%
TOTAL EXPENDITURES	75,995	302	118%
EXCESS/(DEFICIT)	(11,735)	(47)	-18%
Common site maintenance, snow removal, and insurance	66,450	264	103%
Beginning Checking and Savings	35,999		
Income	64,260		
Expenses	(75,995)		
ENDING CHECKING AND SAVINGS	24,264		
Required Reserve (10%)	(7,600)		
Funds Remaining	16,665		