

**Saline Northview Condominium Association**

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

**\*\*\* PLEASE READ: IMPORTANT BYLAWS VOTING INFO BELOW \*\*\***

December 6, 2021

Dear Fellow Northview Homeowners,

**Annual Assessment**

Enclosed is the 2022 dues assessment (\$275), to cover the Association's expenses detailed in our 2022 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/>. Note that paying online will include an additional processing fee.

**Bylaws Amendments - IMPORTANT!**

Our governing documents -- the Bylaws and Master Deed -- are approximately 25 years old and in need of updating, as condominium laws and regulations have significantly changed over time. Over the past few years we and other volunteers have identified potential revisions, and most recently our attorney has incorporated them into a voting package that we are going to mail to all homeowners next spring. It will be the responsibility of each homeowner next spring to vote on those proposed revisions and then return the voting package by mail. At about that same time we are going to host a Zoom town hall meeting where residents can ask questions of the Board and of our attorney, so that everyone can cast an informed vote. **The town hall meeting is scheduled for March 22, 2022, at 7:00 pm.** The meeting ID is 880-7088-0900; the passcode is Northview. Please attend that meeting, and please vote. If we do not have enough homeowners cast ballots, we will be stuck with outdated governing documents and out many thousands of dollars in costs.

**A Note on Our Financial Health**

We remain in a solid financial position, as we discussed in detail at October's annual meeting. Following that meeting, we continued to look for ways to cut down on the exorbitant premiums we have been paying for D&O coverage the last several years. We are happy to report that Travelers has agreed to issue us coverage for a premium cost of \$3,289, down from \$11,500 that we anticipated having to spend with our now-former carrier, a very significant cost savings.

We have also restructured our snow removal contract to provide for a total of 5 driveway clears and 10 sidewalk clears, with any additional clears to be purchased on an as-needed basis. It is always impossible to predict how many clears we will end up needing, and so to be cautious we have budgeted for the same number of clears we used last year, and hope that we will not need to purchase all of them. Of course, if we have a snowier winter, we might end up needing to spend more on snow removal costs by the time the season is over, but only time will tell.

In addition to the Bylaws amendments, other non-recurring items of significant cost include (1) repairing or replacing the sign at the Ann Arbor/Woodland entrance, which is in bad shape; and (2) replacing the final three original mailbox clusters; see below for more details.

### **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.

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, as we noted in our September 20, 2021 annual meeting letter.

### **Mailboxes**

There are 18 mailbox units in the neighborhood. We replaced one of them this fall (538 Woodland Drive), and plan to replace the final three remaining original mailboxes next year (355 Berkshire Drive, 587 Berkshire Drive, and 1280 Woodland Court). 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, or waiting for the lock to thaw out.

### **Future Events!**

Bylaws town hall meeting (Zoom)	Tuesday, March 22, 2022 at 7:00 pm (details above)
Annual spring garage sale	Saturday, May 21, 2022
2022 annual homeowners meeting	Wednesday, October 12, 2022

Have a happy and safe holiday season!

Sincerely,

Board of Directors,  
Saline Northview Condominium Association

John Turck, President  
Steve Beyer, Vice-President  
Daniel Pasiak, Secretary  
William Olson, Treasurer  
Scott Rentschler, Director & Snow Captain

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P.O. Box 626  
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**2022 ANNUAL ASSESSMENT NOTICE**

December 6, 2021

«Bill\_to\_1» or Current Owner  
«Bill\_to\_3»  
«Bill\_to\_4»  
«Bill\_to\_5»

**Please pay \$275 on or before January 31, 2022**

Assessment is considered delinquent if payment is received after January 31, 2022, and is subject to a \$10 late fee beginning February 1, 2022, plus an additional \$10 each month thereafter until the full balance is received, including costs and fees of enforcement, if any.

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

*or*

*Pay online at <https://salinenorthview.org/paydues>  
(you can provide the information below through the website)*

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**COMPLETE AND RETURN THIS PAGE IF PAYING BY CHECK**

«Bill\_to\_4»  
«Bill\_to\_3»

**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): \_\_\_\_\_

**Mortgage information: (information required by the Bylaws)**

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

Mortgage company address: \_\_\_\_\_

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**SALINE NORTHVIEW CONDOMINIUM ASSOCIATION**  
**2022 OPERATING BUDGET**  
**APPROVED 11-18-2021**

	2022 Budget	Per Unit
Checking, opening balance	35,400	
Savings, opening balance	7,600	
<b>TOTAL</b>	<b>43,000</b>	
<b>INCOME</b>		
Assessments	69,300	275
Interest (saving)	0	0
<b>TOTAL INCOME</b>	<b>69,300</b>	<b>275</b>
<b>EXPENDITURES</b>		
Tree Trimming & Removal	2,000	8
Stump Removal & New Planting	750	3
Lawn, Bushes, leaf Care	8,000	32
Mailbox Repairs	7,800	31
Sign replacement and plantings	4,500	18
Snow removal	34,475	137
Storage Building	600	2
<b>TOTAL Common site maintenance</b>	<b>58,125</b>	<b>231</b>
Legal Costs Fees & Other professional fees	11,595	46
Insurance	4,780	19
Website	300	1
Postal expenses	550	2
Mailing supplies & copying costs	300	1
Meeting & event expenses	250	1
IRS and Michigan taxes/fees	25	0
<b>TOTAL EXPENDITURES</b>	<b>75,925</b>	<b>301</b>
<b>EXCESS/(DEFICIT)</b>	<b>(6,625)</b>	<b>(26)</b>
Beginning Checking and Savings	43,000	
Income	69,300	
Expenses	(75,925)	
<b>ENDING CHECKING AND SAVINGS</b>	<b>36,375</b>	
Req'd Reserve (10%) + insurance savings	(15,493)	
<b>Funds Remaining</b>	<b>20,883</b>	