

**Saline Northview Condominium Association**

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

December 10, 2022

Dear Fellow Northview Homeowners,

**Annual Assessment**

Enclosed is the 2023 dues assessment (\$275), to cover the Association's expenses detailed in our 2023 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 involve you paying an additional processing fee. Payments must be received on or before January 31, 2023; late payments will be assessed a \$10/month late fee.

**Rules Regarding Invisible Fences**

In response to multiple complaints and concerns we have received about unattended dogs in invisible-fence yards running up to pedestrians, the Board recently enacted rules regarding invisible pet fences:

- Fences must be set back from the sidewalk a minimum of five feet (applicable to new installations, only);
- Visible signage indicating the presence of an invisible fence shall be on the sidewalk on each side of the property so that as a pedestrian approaches the house from either side, they will see a sign notifying them of the presence of an invisible fence (three signs for corner lot properties, the third going at the "middle" corner of the property); and
- In light of the fact that some properties will not be able to achieve a five-foot setback on the side of the lot, Board approval for the side fence lines is required.

**A Note on Our Financial Health**

We remain in a solid financial position, as we discussed in detail at October's annual meeting.

Our snow removal contract provides for a total of 5 driveway clears and 10 sidewalk clears, with any additional clears to be purchased on an as-needed basis. (The costs of additional clears are the same as they would have been had we purchased more than 5 driveway and 10 sidewalk clears.) We cannot predict how many clears we will end up needing, so we have set aside \$16,248 to pay for 9 additional clears (3 driveways and 6 sidewalks).

**Snow Removal**

We will post snow updates on [salinenorthview.org](http://salinenorthview.org) and our Facebook Group (Saline Northview Condominium Association). Email questions/concerns to [bod@salinenorthview.org](mailto:bod@salinenorthview.org).

Please keep your driveways clear if you want the crew to remove snow from them; although the crew has 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.* \*\*\* It is best if you mark the corners and edges of your driveways and sidewalks to minimize the risk of damage, as we noted in our September 2022 annual meeting letter. The contractor recommends placing your stakes 2-3 inches off the sidewalk, as the crew uses those stakes as guides to help them locate the center of the sidewalk.

If your lawn is damaged from snow removal efforts, please take pictures of the damage and email them to [bod@salinenorthview.org](mailto:bod@salinenorthview.org), and we will follow up with the contractor.

### **Mailboxes**

Thanks in large part to the efforts of then-Board member Steve Beyer, this past year we replaced the final three original mailbox clusters in the neighborhood. Thank you, Steve!

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, the manufacturer recommends using Tri-Flow Superior Lubricant Aerosol: "Spray Tri-Flow directly into the keyhole and onto the key. Slide the key in and out of the lock several times to spread the lubricant. Do not apply too much product, as a small amount is sufficient. Wipe off any excess lubricant from the lock and key."

### **Future Events!**

Annual spring garage sale	Saturday, May 20, 2023
2023 annual homeowners meeting	Tuesday, October 17, 2023

Have a happy and safe holiday season!

Sincerely,

Board of Directors,

Saline Northview Condominium Association

John Turck, President  
Joanna Kokkales, 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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**2023 ANNUAL ASSESSMENT NOTICE**

December 10, 2022

«Name» or Current Owner

«Unit\_No»

«Street\_Address»

«City\_State\_Zip»

**Please pay \$275 on or before January 31, 2023**

Assessment is considered delinquent if payment is received after January 31, 2023, and is subject to a \$10 late fee beginning February 1, 2023, 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 home's 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**

«Unit\_No»

«Street\_Address»

**\*\*\* PLEASE INCLUDE YOUR HOME'S UNIT  
NUMBER ON YOUR CHECK \*\*\***

**Designation of representative for voting and receiving Association notices:**

Owner name(s): \_\_\_\_\_

Email address(es): \_\_\_\_\_

**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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<b>SALINE NORTHVIEW CONDOMINIUM ASSOCIATION</b>	
<b>2023 OPERATING BUDGET</b>	
<b>FINAL</b>	
	<b>2023 Budget</b>
Checking, opening balance	34,079
Savings, opening balance	15,313
<b>TOTAL</b>	<b>49,392</b>
<b>INCOME</b>	
Assessments	69,300
Interest (saving)	0
<b>TOTAL INCOME</b>	<b>69,300</b>
<b>EXPENDITURES</b>	
Tree Trimming & Removal	2,000
Stump Removal & New Planting	750
Lawn, Bushes, leaf Care	8,000
Mailbox Repairs	0
Sign replacement and plantings	0
Snow removal	44,682
Storage Building	600
<b>TOTAL Common site maintenance</b>	<b>56,032</b>
Legal Costs Fees & Other professional fees	3,500
Insurance	6,000
Website	315
Postal expenses	550
Mailing supplies & copying costs	300
Meeting & event expenses	250
IRS and Michigan taxes/fees	25
<b>TOTAL EXPENDITURES</b>	<b>66,972</b>
<b>EXCESS/(DEFICIT)</b>	<b>2,328</b>
Beginning Checking and Savings	49,392
Income	69,300
Expenses	(66,972)
<b>ENDING CHECKING AND SAVINGS</b>	<b>51,720</b>
Req'd Reserve (10%)	(6,697)
<b>Funds Remaining</b>	<b>45,023</b>