

Saline Northview Condominium Association

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

December 9, 2023

Dear Fellow Northview Homeowners,

Annual Assessment

Enclosed is the 2024 dues assessment (\$265), to cover the Association's expenses detailed in our 2024 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.* Payments must be received on or before January 31, 2024; late payments will be assessed a \$10/month late fee.¹

A Note on Our Financial Health

We continue to be in a solid financial position, as we reviewed in detail at the October annual meeting, and have invested a significant amount of our savings into a short-term CD with an APY of 4% (the best rate there was for the time period of investment we looked into), to help us maximize the value of those funds in a safe way.

Snow Removal

Our snow removal contract provides for a total of 5 driveway clears and 10 sidewalk clears across the winter season, with any additional clears to be purchased on an as-needed basis. We have set aside an additional \$11,052 for additional clears should they be needed.

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. The snow crews do not want to risk damaging either your vehicles or their equipment by accidentally hitting them. ***The contractor is not responsible for damages caused to unmarked roads, driveways, and sidewalks.***

123.Net Installation Issues

Everyone likely has seen the 123Net fiber optic installation work going on throughout the neighborhood over the past several months. There have been multiple significant problems caused by that work, including street light outages on Colony Drive and Berkshire Drive, as well as some complaints of damage to irrigation systems, failure to re-sod or seed affected turf, and the installation of new above-ground utility boxes, among other issues.

¹ At our November 1, 2023 Board meeting we passed a motion to formally adopt that longstanding Association policy, on the recommendation of our condominium counsel.

Although we think the City and 123Net should have handled pre-installation communications better than it did, the DPW has been responsive to homeowners' complaints we have forwarded. If you have a problem with the work, please send us an email, along with photos of the damage and a note explaining what the problem is, and we will forward it to the right people at the City. The City is holding a bond from 123.Net, and so the hope is that the company will have a financial incentive to repair to our satisfaction any damages its contractors cause.

Colony "Bowls"

There are two detention pond areas along Colony Drive (also referred by some as "bowls") that are also included in what are termed "common elements" of Northview. This part of common those common elements reaches to the east to include both the Pittsfield #1 Drain and the Wood Outlet Drain. These "creeks" combine just east of the detention ponds and flow to the Saline Mill Pond. This fall we met with the City engineer to find out what we can and cannot put into these detention ponds; unfortunately, the answer is that we are not allowed to install anything in them that would be considered permanent and affixed to the ground.

Why? The detention areas were designed to collect street storm drain runoff from the Northview subdivision so that in the event of a flooding rain, the "bowls" would fill with water and then gradually release the water into the drain just east of the bowls. There is also a third detention pond in what is now known as Colony Park, and is owned by the City of Saline; although it is thought to have once existed in Northview, it is not clear to us what its history is or why its use differs from the other two areas. The Saline Parks and Recreation Master Plan (available for download at the City website) calls for a trail behind Colony Park running along the creek to the south toward Mill Pond Park. The City engineer has told us that the most we would be permitted to do is to use the areas just off of the sidewalk, or perhaps install trails in the common area near the two creeks.

Mark your calendars!

Annual spring neighborhood garage sale
2024 annual homeowners meeting

Saturday, May 18, 2024
Tuesday, October 15, 2024

Have a happy and safe holiday season!

Board of Directors,

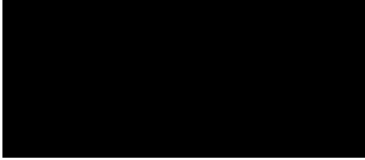
Saline Northview Condominium Association

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

**Saline Northview Condominium Association
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2024 ANNUAL ASSESSMENT NOTICE

December 9, 2023



Please pay \$265 on or before January 31, 2024

Assessment is considered delinquent if payment is received after January 31, 2024, and is subject to a \$10 late fee beginning February 1, 2024, 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)*

COMPLETE AND RETURN THIS PAGE IF PAYING BY CHECK



***** 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): _____

Mortgagee information (information required by the Bylaws):

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

Mortgage company address: _____

Saline Northview Condominium Association
Profit & Loss Budget Overview
January through December 2024

	<u>Jan - Dec 24</u>
Ordinary Income/Expense	
Income	
Assessments	66,780.00
Total Income	<u>66,780.00</u>
Gross Profit	66,780.00
Expense	
Common Site Maintenance	
Lawn, Bushes, Leafcare	8,800.00
Snow Removal	40,337.00
Storage Building	600.00
Stump Removal	825.00
Tree Trimming and Removal	2,200.00
Total Common Site Maintenance	<u>52,762.00</u>
Insurance Expense	3,000.00
IRS and Michigan Taxes & Fees	25.00
Mailing Supplies & Copying Cost	300.00
Meeting & Event Expenses	250.00
Postage and Delivery	550.00
Professional Fees	3,850.00
Website	315.00
Total Expense	<u>61,052.00</u>
Net Ordinary Income	<u>5,728.00</u>
Net Income	<u><u>5,728.00</u></u>