

## **Saline Northview Condominium Association**

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

December 6, 2025

Dear Fellow Northview Homeowners,

### **Annual Assessment**

Enclosed are the 2026 dues assessment notice (\$265) and 2026 budget (the budget is on the other side of this letter). Please make your check payable to Saline Northview Condominium Association, and mail them to P.O. Box 626, Saline, MI 48176. You may also pay online at <https://salinenorthview.org/paydues>. *Paying online will incur processing fees.* Payments must be received on or before January 31, 2026; late payments will be assessed a \$10/month late fee.

### **Our Financial Health**

Northview remains in a solid financial position, as we reviewed in detail at our October annual meeting. We continue to hold a significant amount of our savings in a CD to help us safely maximize the value of those funds.

### **Snow Removal**

Our 2025-2026 snow removal contract provides for a total of five driveway clears and ten sidewalk clears, with any additional clears to be purchased on an as-needed basis; we have set aside money for multiple additional clears should they be needed, as we anticipate a snowier-than-usual winter.

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

Please keep driveways clear of vehicles if you want the crew to remove snow from them. ***The contractor is not responsible for damages caused to unmarked roads, driveways and sidewalks.***

### **Mark your calendars!**

Annual spring neighborhood garage sale  
2026 annual homeowners meeting

Saturday, May 16, 2026  
Tuesday, October 13, 2026

Have a happy and safe holiday season!

Board of Directors,

John Turck, President  
Rob Kempfer, Vice-President  
Daniel Pasiak, Secretary  
William Olson, Treasurer  
Aimee Nemeth, Director & Snow Captain

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**P.O. Box 626**  
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**2026 ANNUAL ASSESSMENT NOTICE**

December 6, 2025

**Please pay \$265 on or before January 31, 2026**

The assessment is considered delinquent if payment is received after January 31, 2026. Late payments are subject to a \$10 late fee beginning February 1, 2026, plus an additional \$10 each month thereafter until the full balance is received, as well as costs and fees of enforcement, if any.

**YOUR UNIT NUMBER = Unit 083**

***Return this page 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***

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

If you are renting or leasing your property, the Bylaws require you to provide the Board with certain information. Please reach out to us (bod@salinenorthview.org) with any questions.

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

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

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

**SALINE NORTHVIEW CONDOMINIUM ASSOCIATION****2026 OPERATING BUDGET****\*\*FINAL\*\***

	2026 Budget	Per Unit
Cash, opening balance	11,660	
Savings, opening balance	21,394	
<b>TOTAL</b>	<b>33,054</b>	
<b>INCOME</b>		
Assessments	66,780	265
Interest (saving)	500	2
<b>TOTAL INCOME</b>	<b>67,280</b>	<b>267</b>
<b>EXPENDITURES</b>		
Tree Trimming & Removal	1,000	4
Landscaping	20,000	79
Mailbox Repairs	0	0
Sign replacement	0	0
Snow removal	49,000	194
Pest control	0	0
<b>TOTAL Common site maintenance</b>	<b>70,000</b>	<b>278</b>
Legal Costs Fees & Other professional fees	6,000	24
Insurance	5,000	20
Website	550	2
Postal expenses	625	2
Mailing supplies & copying costs	100	0
Meeting & event expenses	100	0
Storage building	600	2
IRS and Michigan taxes/fees	820	3
<b>TOTAL EXPENDITURES</b>	<b>83,795</b>	<b>333</b>
<b>EXCESS/(DEFICIT)</b>	<b>(16,515)</b>	<b>(66)</b>
Beginning Checking and Savings	33,054	
Income	67,280	
Expenses	(83,795)	
<b>ENDING CHECKING AND SAVINGS</b>	<b>16,539</b>	