

**Saline Northview Condominium Association**  
P. O. Box 626  
Saline, Michigan 48176-0626  
bod@salinenorthview.org

December 9, 2024

Dear Fellow Northview Homeowners,

**Annual Assessment**

Enclosed are the 2025 dues assessment (\$265) and 2025 budget. Checks should be made payable to Saline Northview Condominium Association, and mailed to P.O. Box 626, Saline, MI 48176. You may also pay online at <https://salinenorthview.org/paydues>. *If you pay online you will incur an additional processing fee.* Payments must be received on or before January 31, 2025; late payments will be assessed a \$10/month late fee.

**Our Financial Health**

Northview continues to be in a solid financial position, as we reviewed in detail at our October annual meeting, and we have invested a significant amount of our savings into a CD, to help us safely maximize the value of those funds.

**Snow Removal**

Our 2024-2025 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; as usual, we have set aside money for multiple additional clears should they be needed.

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

Please 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.***

**New Board Members**

At our October 2024 annual meeting we said goodbye (from the Board, not from the neighborhood) to Board members Joanna Kokkales and Scott Rentschler. We appreciate all they have done in their terms to help keep things moving smoothly. Thank you, Joanna and Scott!

In October we also said hello to new Board members Aiemee Nemeth and Rob Kempfer. Welcome to them both! Plus, an extra thanks goes to Rob's wife, Jen, for forcing him to volunteer! 😊

**Mark your calendars!**

Annual spring neighborhood garage sale

Saturday, May 17, 2025

2025 annual homeowners meeting

Tuesday, October 21, 2025

If you are on Facebook, please join our neighborhood group page. We will also post updates to [salinenorthview.org](http://salinenorthview.org).

Have a happy and safe holiday season!

Board of Directors,

Saline Northview Condominium Association

John Turck, President

Rob Kempfer, Vice-President

Daniel Pasiak, Secretary

William Olson, Treasurer

Aimee Nemeth, Director & Snow Captain

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

**2025 ANNUAL ASSESSMENT NOTICE**

December 9, 2024

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

**Please pay \$265 on or before January 31, 2025**

Assessment is considered delinquent if payment is received after January 31, 2025, and is subject to a \$10 late fee beginning February 1, 2025, 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***

«Bill\_to\_4»  
«Bill\_to\_3»

***\*\*\* 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](mailto: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:

\_\_\_\_\_

	2025		2026		
	265		265		
<b>SALINE NORTHVIEW CONDOMINIUM ASSOCIATION</b>					
<b>2025 OPERATING BUDGET</b>					
<b>**FINAL**</b>					
	2025 Budget	Per Unit	2026 PROJECTED	Per Unit	2026 Inc/(Dec)
Cash, opening balance	19,000		88,040		
Savings, opening balance	71,500		6,340		
<b>TOTAL</b>	<b>90,500</b>		<b>94,380</b>		
<b>INCOME</b>					
Assessments	66,780	265	66,780	265	0
Interest (saving)	500	2	500	2	0
<b>TOTAL INCOME</b>	<b>67,280</b>	<b>267</b>	<b>67,280</b>	<b>267</b>	<b>0</b>
<b>EXPENDITURES</b>					
Tree Trimming & Removal	1,000	4	1,100	4	100
Landscaping	9,000	36	9,900	39	900
Mailbox Repairs	0	0	0	0	0
Sign replacement	0	0	0	0	0
Snow removal	40,845	162	44,930	178	4,085
Storage Building	600	2	600	2	0
<b>TOTAL Common site maintenance</b>	<b>51,445</b>	<b>204</b>	<b>56,530</b>	<b>224</b>	<b>5,085</b>
Legal Costs Fees & Other professional fees	6,000	24	6,600	26	600
Insurance	3,300	13	3,630	14	330
Website	1,100	4	1,210	5	110
Postal expenses	1,000	4	1,100	4	100
Mailing supplies & copying costs	330	1	363	1	33
Meeting & event expenses	200	1	220	1	20
IRS and Michigan taxes/fees	25	0	25	0	0
<b>TOTAL EXPENDITURES</b>	<b>63,400</b>	<b>252</b>	<b>69,678</b>	<b>276</b>	<b>6,278</b>
<b>EXCESS/(DEFICIT)</b>	<b>3,880</b>	<b>15</b>	<b>(2,398)</b>	<b>(10)</b>	<b>(6,278)</b>
Beginning Checking and Savings	90,500		94,380		
Income	67,280		67,280		
Expenses	(63,400)		(69,678)		
<b>ENDING CHECKING AND SAVINGS</b>	<b>94,380</b>		<b>91,982</b>		