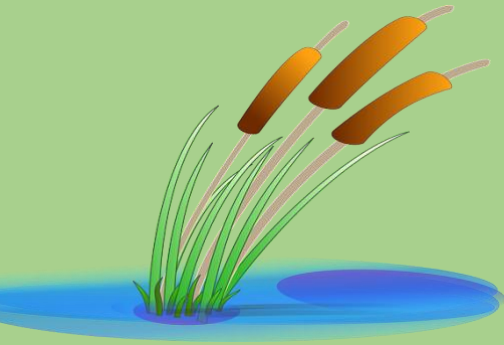


Lakeview Estates Condominium Association



MAY 2024

A NOTE FROM THE PRESIDENT

Greetings Lakeview Estates Community,

I hope everyone is well and is enjoying seeing our community come to life after winter. Our grass is green, our trees are blooming, and the leaves are coming in fast. It is beautiful to see and reminds me often of how lucky we are to live at Lakeview Estates. If you don't feel the same, you are missing out on a great asset we all have.

Speaking of grass, our grass came in very nicely and thick this spring. We hope that next year, we can switch to organic fertilizer. Organic fertilizer doesn't have weed control in it but the idea is that with thick grass, it will choke out the weeds and prevent them from taking hold. We will evaluate as the summer progresses but it is looking so good. We hope to continue to limit fertilizer to some spaces leaving other areas untreated, such as around the pond and by the clubhouse, to allow for spring flowers for our BEES!

We continue to address the issues that caused basement leaks last year(s) during the severe rain and ice storms. We are progressing slowly but surely. Multiple issues caused all the basement leaks. The board is also seeking additional bids for the drains in the pond and swales. That's a big project, and we want to be sure to do it right.

I also want to touch on what you can do as a good neighbor. Please be mindful of parking and where your guests are parking when they come to visit. We want your guests to feel welcome, however, we have to make sure they are parking in visitor spaces, or out on the street. We have had a few issues over the past few months that have had an impact on people being able to access their spaces. For example,

some co-owners have mobility issues and depend on their parking spaces being accessible. Your help is appreciated and needed,

Another issue we continue to be mindful of, is making sure you are cleaning up after your dog. We have many co-owners with dogs, which is great to see especially a dog owner, and have only a few areas that need addressing. Nobody wants to see or deal with dog poop so please clean up after your buddies.

Lastly, the pool is set to open on time! Pristine Pools has been out a few times already to check on things and everything looks promising for the pool opening for the Memorial Day weekend! Yay!

Hopefully everyone is able to get out enjoy our beautiful property. It is for all of us to enjoy and there are very few properties out there like ours.

Take care,
Erik





Open Board Meeting

May 21, 2024, 6:30 PM

In-person attendance for this meeting is available at the clubhouse and by ZOOM at

<https://umich.zoom.us/j/97828761064>

Meeting ID. 978 2876 1064

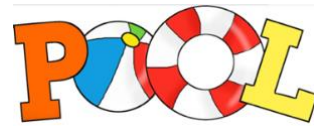
All co-owners are encouraged to participate in this meeting. This a time to express your positive experiences living in our community as well as any concerns you have with the very hard-working and dedicated Board of Directors.

IMPORTANT INFORMATION

The transition of all account ledgers from Kramer-Triad to Independent Property Management is not yet complete. Debi Micallef, our Property Manager, is working diligently to ensure that the process is finalized as soon as possible and all account ledgers will be brought up to date.

If you have automatic withdrawal, K-T withdrew funds from bank accounts for April, but shouldn't for May. However, new ACH forms must be completed and submitted to IPM immediately for further automatic withdrawals. If you haven't done this before May 1, you will need to send a check, money order to IPM or make a payment through AppFolio payment option for May association dues.

If you have any questions or concerns, please contact IPM and the staff will help you in any way possible. In the meantime, rest assured that all will be sorted out so there is no need to worry.



POOL OPENING

The pool will be ready to open for Memorial Day weekend on Friday May 24, 2024. Everyone needs a key fob to open the pool gate for access to the pool area so if you are new to the community and you don't have one, please contact IPM and request to purchase one.

The 2024 Pool rules will be posted and can be found [here](#) and all residents are encouraged to follow them to ensure a fun, safe and secure pool season experience for all.

As a reminder, clubhouse rentals DO NOT include the use of the pool.

The pool season will end on Labor Day, September 2, 2024 at 9:00 PM.

Board of Directors

Erik Mattila-President
Susan Kellermier-Vice President
Andrew Davignon – Treasurer
Marcella Brown – Secretary
Phil Brough-Member-at-large

Property Manager

Debi Micallef
Independent Property Management
Office: 734-454-4022

After Hours emergency pager: 734-797-3434

9357 General Drive Suite 125
Plymouth, MI 48170

Newsletter Editor

Lynne Rose

LVE website: lvecondos.org



ARE YOU A GOOD NEIGHBOR?

Being a good neighbor is essential for fostering a friendly and harmonious community here at Lakeview Estates. Here are a few top qualities of a being a good neighbor that can enhance our community living environment together.

Treat each other with respect no matter what. Respect requires us to be mindful of our neighbor's feelings, needs, circumstances, traditions and rights and being committed to treating others as we would like to be treated. Respect is an essential cornerstone as we all attempt to be good neighbors here at Lakeview Estates.

Genuine friendliness and approachability is key to establishing positive connections with your neighbors. A warm smile, a friendly wave, or a simple "hello" can go a long way to foster community. By being approachable, we encourage open communication and create opportunities for positive neighborly interactions.

Open and effective communication is vital for maintaining a positive relationship between neighbors. If any issues arise, talking with our neighbor calmly and respectfully can help prevent misunderstandings and instead find solutions that can help create a more harmonious living environment.

Assistance and support by extending a helping hand to neighbors in time of need helps create a supportive environment and a strong community bond. All of us could use a helping hand from time to time. Finally,

Consideration for noise levels shows respect and consideration. Whether it's keeping our music and TV at a reasonable volume, refraining from hosting loud parties or loud multiple guests or family members, being considerate of noise is essential to being a good neighbor.

If we all keep some of these ideas in mind, our community life can only get better!

DO YOU KNOW?

- You must submit an [Alteration Modification Form](#) and get it **officially approved in writing by the Board** before you have any exterior work completed on your unit. This includes new windows (including basement block windows) privacy fences, air conditioners, entrance doors, screen/storm doors, or any exhaust pipes that must be installed through the brick or siding of a unit as part of new high efficiency furnaces, major landscaping improvements, etc. All the requirements for exterior improvements can be found in the new [Infrastructure and Architectural Policy](#).
- All co-owners can purchase/add federally backed **flood insurance coverage** as part of individual home insurance policies because we are a designated FLOOD PLAIN area of Superior Township. Usually floods are considered "acts of god", but given this flood plain designation, co-owners can ask for flood insurance.

Some co-owners have also chosen to add sewer back-up coverage to individual homeowner insurance plans as well .
- Spring and summer months brings more wild critters to our property including skunks, raccoons, groundhogs, and unfortunately, the potential for rats. Birdseed and other food items used to feed the birds and ducks increase the probability of attracting unwanted critters, so please do your part to reduce attracting wildlife, especially rats (that have been sighted). If you see any of these critters run under decks etc. please contact IPM immediately so that the critter control company can be contacted, traps set and relocation can occur.



PARKING COURTESY INFORMATION

Unfortunately, the Board and IPM receive parking-related complaints as well as some that are posted on the LVE Connect Facebook page.

The most frequent complaints:

- a neighbor or neighbor's guest parking in another's assigned space without permission;
- guests not using a short-term visitor designated parking space;
- co-owners using short-term visitor designated parking spots for their third or fourth car: or
- expired registration tabs or license plates;

Let's all remember to exhibit common courtesy and work together so not to impose on our neighbors and by following the community [Parking Policy](#).

If you are experiencing an issue with parking, please talk directly with your neighbor first, but if it is still not resolved, please notify IPM as soon as possible so the situation can be promptly addressed.

Also, if you or your guest experience an unfortunate special circumstance, i.e. a vehicle break-down or flat tire that involves parking long-term in a visitor space, please advise IPM immediately for support and help with a resolution.

Finally, if a vehicle is parked in your carport spot or the carport spot of your neighbor that you *know* does not belong there, you can contact the Washtenaw County Sheriff Department non-emergency line at 734-994-2911 and they will send a deputy out to investigate which usually results in them occupants being asked to leave the property. Don't hesitate to ask for assistance when you have a legitimate concern. We can all try to keep our community safer.

RECYCLING and TRASH REMINDERS

As we are cleaning out our flowerbeds this spring, please remember that yard waste needs to be put into yard waste bags and can be taken down to the clubhouse area or left in the dumpster corrals for pickup. Please don't make the bags so heavy that they cannot be easily lifted or the bags break and dump out on the corral floor.

The recycling program continues to be very successful and the majority of us seem to be engaging in our own efforts to help the planet.

Yet, there are still issues with what is put into the recycling bins. It is very important that we are all mindful of what items are acceptable to be placed inside the recycling bins and those that are NOT. A list of all accepted items is posted on each corral gate. Putting in items that are not accepted, like greasy pizza boxes, or unwashed containers, styrofoam etc. contaminate the rest of the items and cannot be properly sorted at a recycling facility.

Also, please remember to be considerate and **BREAK DOWN** or cut up all boxes and not place huge boxes inside the bins as this drastically reduces available space for all those who use the bins in your area. Being mindful of our neighbor's needs is necessary for positive community living.

Finally, please do not leave your unwanted household items inside of the dumpster corrals. The waste removal company **DOES NOT** remove them. This becomes an unnecessary expense for all of us when it is not taken care of by the individual involved. Please take away large items to the dump on Ellsworth and Platt OR hire a company to haul it away.

MEET THE CANDIDATES

Lewis Lewis, a resident of LVE for 30 years and an active past long-time Board Member is running for election as **Superior Charter Township Treasurer**.

Lisa has been a member of the Superior Township Board since 2000 and was appointed as Treasurer by the Board of Trustees in 2022 after serving as the Deputy Treasurer for a year. Lisa has done an excellent job and has served with integrity, positivity and commitment and deserves, and would appreciate our vote on **August 6, 2024**.

Please join us to show your support for her election by stopping by on May 19, 2024 between 3-5 PM at the clubhouse. Light refreshments will be available.



LAKEVIEW ONLINE PORTAL and WEBSITE

Many of you have already signed up for the online AppFolio app/ portal. If you did not receive an invite or were unable to set up your password, please call IPM and they will help get it set up. It is a user-friendly portal and allows for online maintenance requests and tracking, shared documents, online payments, news and other important information. Once you are set up, you can also access via a computer browser [HERE](#).

Everyone is encouraged to check out and bookmark the updated [Lakeview Website](#) and refer to it often to review Association documents, financial news, information about the Board of Directors, and to keep informed about timely updates regarding the community. It is a valuable online resource that complements AppFolio and is updated regularly with community and township information.

MEET THE CANDIDATES

TREASURER
LISA LEWIS
CANDIDATE FOR
TREASURER

WOMEN WITH HISTORY,
KNOWLEDGE, EXPERIENCE,
INTEGRITY, AND COMMITMENT
TO SERVING THE RESIDENTS IN
SUPERIOR CHARTER TOWNSHIP,
SUPERIORLY!

FORMER TREASURER
BRENDA MCKINNEY
CANDIDATE FOR
TRUSTEE

MAY
19
SUNDAY
3 PM - 5 PM

8300 LAKEVIEW DR
YPSILANTI, MI
48198

HOSTED BY LYNNE ROSE AND KIM CEASAR

Questions? Email llewis448@gmail.com

The poster features two women, Lisa Lewis and Brenda McKinney, against a dark background with gold starburst effects. Lisa Lewis is on the left, wearing a green and white striped shirt. Brenda McKinney is on the right, wearing a dark blue sweater with an American flag. The text is in white and gold. At the bottom, there is a gold hexagon containing the date and time, and a gold rectangle containing the address.

IN A WORLD WHERE
YOU CAN BE
ANYTHING
BE KIND.