

# GEORGETOWN COMMONS OF DEARBORN

Condominium Association 2017 Spring Newsletter

## Resident Reminders

- If your contact information such as phone number(s), email address or mailing address changes, please be sure to notify management.
- As a reminder, if you are in need of maintenance please visit [www.gtc.dearborn.com](http://www.gtc.dearborn.com) click on COMPASS and you there you will find the maintenance request link.
- Monthly board meetings are held on the first Tuesday of every month. Meeting minutes are posted on [www.gtcdearborn.com](http://www.gtcdearborn.com)
- Association dues are due on the first of the month and considered late if not received by the 10th. A fine of \$100 is added to all late accounts.
- Please contact Compass if you have dripping faucets or Leakey toilets. We have made great progress lowering the GTC water bill. It only takes a few co owners with leaky plumbing to reverse this progress.



## *Time To Spring Forward Into A New Season*

With Spring approaching, your Georgetown Commons Board of Directors will start working on its list of Annual Improvement Projects. Last year, we were able to make many capital improvements to our community without raising dues or assessing co-owners. Our goal is to continue this pace as property values are on the rise within the Georgetown Commons Community. Continued projects such as installation of Trex-Decking, Concrete Repairs and Grounds Maintenance will be our focus. We need all of our Georgetown Commons Co-Owners and Renters to show appreciation and courtesy for their community by picking up trash around their unit(s), cleaning up after pets and following the Rules & Regulations of our Association. Let's all work together to keep Georgetown Commons a great place to call home.

**Warmly,**

**Georgetown Commons Board of Directors**



## Strawberry Spring Trifle

### Ingredients

- 3 cups cold milk
- 2 small packages of instant white chocolate pudding mix
- 1 prepared angel food cake (8 to 10 ounces), cut into 1-inch cubes
- 3 cups sliced fresh strawberries
- 3 cups fresh raspberries
- 1 carton (8 ounces) frozen whipped topping, thawed
- 3 whole strawberries, quartered

### Instructions

In a large bowl, whisk milk and pudding mix for 2 minutes. Let stand for 2 minutes or until soft-set. Place a third of the cake cubes in a trifle bowl or 3-1/2-qt. glass serving bowl. Top with a third of the pudding, 1 cup sliced strawberries, 1-1/2 cups raspberries and a third of the whipped topping. Layer with a third of the cake and pudding, 1 cup strawberries and a third of the whipped topping. Top with remaining cake, pudding, strawberries, raspberries and whipped topping. Garnish with quartered strawberries. Serve immediately or cover and chill until serving..

## A Word From Your Management Team

Hello Georgetown Commons Co-Owners,

Your Board of Directors have revised the Rules & Regulations for the Georgetown Commons Association. They, along with our staff have noted several issues that continue to be a nuisance within the Georgetown Community. For this reason, they have updated these Rules & Regulations which will be distributed to every co-owner by way of email and mail from our office. If you should have any questions about those documents please send us an email or call our office. For those owners who own more than one unit, we will only mail one packet to your requested mailing address. We ask that you share these documents with your tenants.

It would be greatly appreciated if residents could take a look at their checks before sending them to our office. We have received several checks from co-owners with missing dates, amounts as well as signatures. If we receive checks with these errors, we will have to send them back to you. If you have a topic for the GTC board please contact our office so we can have the Board of Directors add this to the monthly meeting agenda. GTC board meetings will be moving to the new Art-space building starting in July.

The Next Annual Meeting will be held in May 2017. Information for this meeting will be mailed and emailed to you.

Below, are a few dates for all co-owners to remember. You will be notified by way of email and mail of these document requests and inspections.

**April:** Insurance Audit - All co-owners will be required to submit a copy of his / her insurance policy for units owned within Georgetown Commons Association. You will be notified by way of mail and email of the requested date for documents.

**May:** Rental Audit - All co-owners who have rental units within Georgetown Commons Association will be required to submit a lease, and proof of inspection by the City of Dearborn to management. Co-owners with rental units will be notified by way of mail and email of the requested date for documents.

**May:** Annual Back-flow Device Testing - Co-owners with devices located in their units will be notified of their appointment by way of mail and email.

**Kind Regards,**

**Compass Management Professionals**

## Discounts , Services & City of Dearborn Activities

- **Free smoke alarms, free installation offered:** Plenty available; one Saturday date offered on April 29. Residents are reminded that they can still call to have the Fire Department install free smoke alarms at their homes. Funded through a competitive federal grant, the program provides the free installation of the free alarms to any owner-occupied household, regardless of income. Call 313-943-2134 to set up an appointment for installation. Appointments are typically only available Monday-Friday. Saturday, April 29 available. However, new to the program in 2017 is the chance to have smoke detectors installed on a Saturday, April 29. This is possible through a partnership with the American Red Cross. Red Cross volunteers will be installing free smoke alarms on that day, and residents may request a Saturday appointment by calling the Dearborn Fire Department at the same number, 313-943-2134. Saturday appointments are limited. Properly installed and working smoke alarms have been shown to drastically reduce the chance of dying in a house fire. "We continue installing free smoke detectors because we know they save lives," said Dearborn Fire Chief Joseph Murray. Rental properties do not qualify for the smoke detector program because under Building Codes, they are required to have working alarms already. People living in rental properties with no working smoke alarms should call 313-943-2134 and report this life safety violation.
- **Discounted Anderson storm doors from Home Depot:** The Georgetown Commons Association has an approved storm door that is required if residents are looking to install a storm door on their unit. The approved storm door can be found at Home Depot. The Allen Park Home Depot is giving GTC a 10% discount on the storm door 3000 series. Ask for Brett in the Door Department at Home Depot. Please click on the link attached which will direct you to Home Depot; <http://www.homedepot.com/p/Andersen-36-in-x-80-in-3000-Series-Almond-Right-Hand-Fullview-Easy-Install-Aluminum-Storm-Door-with-Brass-Hardware-3FVBEZR36AL/203145007> . If you have a door but need a new handle on the storm door, open the door and get the serial number off the spine and call EMCO, handles should be free of charge. Please be advised, a complete inspection has been done of all doors and any co-owner who does not have the proper storm door will be notified by way of certified mail. If the storm door is not removed and or replaced, Georgetown Commons will remove and dispose of the door at the co-owners expense. Please remember to fill out a modification request form for any modification to the outside of your unit which will prevent improper installation of items and unnecessary expenses for your unit. Visit [www.gtc.dearborn.com](http://www.gtc.dearborn.com) for all of your online community needs.
- **Things happening in your City:** Schaefer Rd in front of GTC will be completely rebuilt starting July 2017. You will be able to park on Schaefer Road during construction. This project also includes a green sidewalk with more flowers and trees in front of GTC when completed. A 70 unit, American House Independent living Senior housing center will be built on the East Side of Schaefer next to GTC. Applications are now being processed by American House for that housing development. This summer the Eddda will again be hosting several great events; Jazz on the Avenue in June, April Art month, free comic book day in May, and movies in the Park in August.
- **Door Handles:** All door handles for your front door must be grade 1 brass color Schlage brand. GTC board will be enforcing this common standard in our ongoing effort to keep up with the improved aesthetics of the Georgetown Community . Information about door handles and discounts can be found on [www.gtc.dearborn.com](http://www.gtc.dearborn.com).

# **Friendly Community Reminders**

**Pet Reminders:** No animal may be permitted to run loose at any time upon the Common Elements and all animals shall at all times be leashed and attended by a responsible person. Each Co-Owner shall be responsible for the immediate collection and disposition of all fecal matter deposited by any pet belonging to them. All pets should be registered with the City Of Dearborn. We also ask that you do not leave your pets on your balcony for an extended period of time.

**Dryer Vent Cleanup:** You may know that you should clean the lint screen inside your clothes dryer, but did you know that you should have your dryer vent cleaned? Dryer vents should be inspected and cleaned by a professional once a year to avoid fire and improve efficiency. If you are interested in Dryer Vent Cleaning please contact Dryer Vent Wizard at (313) 402-7659.

**Noise Complaints:** Your condo units are attached so please be mindful of your neighbors when having guest over, or making loud noises within your condo unit. If you are experiencing issues with neighbors we ask that formal complaints be sent to [compass.stacey@yahoo.com](mailto:compass.stacey@yahoo.com) . If continued issues occur please contact the Dearborn Police Department.

**Insurance Coverage:** Each Co-owner is obligated and responsible for obtaining insurance coverage for personal property located within a unit. Please be advised, the Georgetown Association shall have absolutely NO responsibility for personal property located within condo units. Please visit the GTC website at [www.gtcdearborn.com](http://www.gtcdearborn.com) and click on Compass to find the insurance link. This will give you specific information regarding insurance. Please note, management will conduct annual audits of each co-owners insurance. If you have not done so please send in a copy of your proof of insurance to 734-582-9604 or by way of email at [compass.stacey@yahoo.com](mailto:compass.stacey@yahoo.com) . Contact management for questions regarding insurance.

**Holiday Decor:** Now that the holidays are behind us , we kindly ask that all co-owners have their holiday decor removed and stored accordingly on or before March 20, 2017. Thank you for showing your Holiday Spirit!

**Fire Lanes:** Any area marked off as a fire lane within the Georgetown Commons Association is strictly prohibited from parking. Please be advised, vehicles will be towed at the owners expense if your vehicle is reported for being in the fire lane.

**Trash Cans & Bagged Trash:** All trash should be stored in a City of Dearborn Trash Receptacle ONLY. Trash should not be put out until 5pm the day before trash pickup. All trash receptacles shall be stored in the co-owners garage at all times. Due to the extreme issue with tenants and co-owners leaving trash outside GTC has implemented a NO TOLERANCE RULE with trash receptacles. Fines will be placed on any receptacle that is left outside of the garage area. Please be courteous to your neighbors and community by storing trash and disposing properly. We do not want owners to incur fines however, all members must lend a hand by following the rules & regulations of the Georgetown Commons Association. We thank you in advance for your help in this matter!

**Satellite Dishes:** The rules do not allow bolting a satellite dish to your deck, you must use a clamp. We will be starting a deck trim replacement plan this summer to further enhance the look of decks. Any satellite dishes bolted to your deck will be removed at the owners expense.



## Georgetown Commons

### YTD Financial Round Up

#### • Income

Association Fee Income \$77,492.22  
Late Fee Income \$700.00  
NSF Check Fees \$35.00  
Total Income \$78,227.22

#### • Expense

Total for General Maintenance \$13,285.00  
Total for Insurance \$12,467.03  
Total for Grounds Services \$14,028.00  
Total for Legal and Professional \$6,286.75  
Total for Postage and Delivery \$38.45  
Total for Reserve Capital \$18,000.00

#### • Reserve Contribution 2017 (Jan-March)

Total Deposited \$23,345.23

#### • Delinquencies

• **January** - 8 accounts \$3,529.00

• **February** - 9 accounts \$4,530.00

• **March** - 14 accounts \$5,359.78

• **Annual Audit:** Annual Audit for 2016 was approved by the Board of Directors to be performed by Derderian, Kann, Seyferth & Salucci, P.C. from Troy, MI. The 2016 Annual Audit will be available by mid to late May 2017.



Hang in there...  
Spring's almost here

## **Georgetown Commons**

### **Board of Directors**

Scott Saionz

Laverne Wainwright

Julie Hubbard

Adam Jones

Gary LaPointe

### ***Compass Management Professionals***

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After Hour Emergency: 734-306-0231

Business Hours 8:30 am - 5pm Monday - Friday

### **Management Team**

**Stacey Sherrille** [compass.stacey@yahoo.com](mailto:compass.stacey@yahoo.com)

Cell: 734-306-0231

**Frank Jassick** [compass.frank@yahoo.com](mailto:compass.frank@yahoo.com)

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