

November 20, 2019

«First_Name» «Last_Name»

«Address_Line_1»

«City», «State» «ZIP_Code»

Dear «First_Name» «Last_Name»:

Enclosed you will find the Minutes and 2020 Budget from our Association meeting of November 8, 2019. Also, a few reminders for you as winter continues.

Clean off your decks and patios and cover your grills.

No parking on streets per Village ordinance for the winter.

Shut off your water if you are going away for the winter.

Check your smoke alarms.

Christmas Party on Friday, December 6, at Northwood Meadows at 6:30 p.m., doors open at 6:00 p.m. (Reservation required, 2 person per unit limit. Call Rinda at 989/670-2588 to make your reservation prior to November 25, 2019.)

Our deepest sympathies go out to the families of our recently deceased neighbors: Robert Beauchamp, Pat Smith, Ted Jerzy and Dan Hittler. Memorials have been made to the Rawson Memorial Library in honor of the above.

Happy winter,

Rinda Smith, Acting Secretary

Enclosure: November 8, 2019 NLCA Minutes
2020 Budget

Northwood Lake Condominium Association
November 8, 2019
Fall Association Meeting
Minutes

The meeting was called to order at 10:30 a.m. by President Bob Butucel. There were approximately 43 members present. New members Robert and Cari Baker, Melinda Kern and Donna Krumanecker were introduced to the group.

Secretary's Report – not read as they are posted on the web page following each meeting. Rinda gave an update on our Phone Tree. The test run was successful in only one group out of seven. We will run another test at a later date. Several phone numbers were updated so there will be another corrected copy provided to you before the next test.

Treasurer's Report – Current financial balances reported. Reminder was given to use our website @ www.northwoodlakecondos.com. The sprinklers are repaired thanks to Dave Block and Kevin Kivel. Our system map was created with a spreadsheet of unit to zone number. We received an outside repair bill in the spring of \$5321. 51 sprinkler heads were replaced out of 477 on the Highpoint system. Please do not park on the lawns!

President's Report – The HOA dues will remain the same for the year. There may be a need to increase dues in the next year or so by \$20 per unit due to the potential costs of repairing or replacing driveways, porches and patios. The cement project estimate is near \$20,000 and will begin in the Spring. Gutters will be changed by making them deeper and adding guards. We will start with Unit 1 and move on to Unit 92. The Landscaping project – again, once we have a contractor ready to begin, they will use this same process beginning with Unit 1-92. There was much discussion about this process so there may be a slight change as to who gets new shrubs first. Abele's agreed to do all 92 units. We will be installing fewer shrubs when the project is completed. There will be a variety of plants used to compensate for the potential of disease hitting every owner's landscape like has happened in the past. Divider walls – will be replaced as needed. Units will be washed if needed. If any siding needs to be replaced it cannot be the same because our current color has been discontinued.

Vice President's Report -Tom reported when the driveway project begins owners will be given a week advance notice because owners will not be allowed to use their drives for a few days. There was a total of 82 requests for maintenance during 2019. To date 74 have been completed, with 8 still open. There has been a donation to the Association in the form of real estate at the corner of Hospital and Beechwood, a 210' x 386' lot. We have to pay just under \$1,000 in fees for this deal.

Questions and Answers:

Q – can we buy our own decorative tree?

A – no, threat of too much maintenance to trim.

Q – will some shrubs be replaced if they were just planted?

A – no, they will remain.

Q – why can't we change order to most needed, not numerical.

A – not decided yet, but will let contractor decide on who is first.

Q – a unit requested shrub replacement 6 years ago, might I have to wait 4 more years.

A – possibly, depends on our available money.

Q – Garbage pick-up is too messy at Ridgeway and Misty Hill. What can we do to clean this up?

A – This will be changed. Soon all garbage will be stored where Bliss parks his equipment until company picks it up in afternoon.

Q – Property for sale on Beechwood, can we buy it?

A – we are researching this, to protect our property.

Q – what are they going to do with golf course?

A- we don't know.

Q – what about the new rules?

A – they are posted on the website for your review.

Christmas Dinner – same menu/caterer as last year. December 6, at Northwood Meadows, doors open at 6:00 p.m., dinner at 6:30 p.m. This dinner is free to 2 people only from each unit. There are 80 signed up to attend. Please call Rinda with your reservation prior to November 25 at 989/670-2588 if you have not signed up.

Orange buckets – set them out the Monday after Thanksgiving for salt. If you need it prior to then put your orange bucket out and they will fill it earlier.

Neighbor watch – with the cold weather upon us pay attention to the routine of your neighbors. If you notice something unusual check on them.

The meeting was adjourned at 11:20 a.m.

Respectfully submitted,

Rinda Smith, Acting Secretary

A kind reminder was made following the meeting for our dog walkers after dark: please do not wear all dark clothing as you are too hard to see. We do not want any unnecessary accidents to you or your pets!