Summer has gone away and now winter is right around the corner. On Thursday November 7th. the Association held it's bi-annual meeting at the Rawson Library. The meeting was well attended by fellow co-owners. A review of what was accomplished over the past year as well as what we are planning for 2019 were the topics of discussion.

As for what we achieved this past year; the roofing project is now complete. All of the units now have a new roof. Over the past seven years the roofs were done at a cost of about 600,000 dollars. Northwood Circle was at last re-paved and now being enjoyed by all. This project was done at no cost to the Association as Northwood Circle is a Village street. The ditch along Beachwood Drive was also completed and now is flowing much better.

Landscaping will be our next big project for the next few years. Many co-owners have dead or dying shrubs around the unit and many units are over grown with shrubs. This year we have budgeted 40,000 dollars for landscaping . This money will be used to remove all of the shrubbery from around the unit and smaller and fewer dwarf shrubs will be planted. This will give the units a cleaner look.

Also for 2019 we will begin replacing gutters. Many units have leaking gutters and this issue will be addressed. Some cement work is also planned. However be advised that with all of the wind mill work in the Thumb area, cement contractors and cement trucks are hard to come by.

In October the Association had a water issue that has to be resolved. During the Fall shut down of the sprinkler system, some air was introduced into the water system. As a precaution the Village issued a boil water alert to the Association. They also flushed out the system.

As a result, the Village has ordered the Association to install 2 RPZ backflow preventer valves at our water mains. Because of Federal and State Laws and OSHA and MIOSHA regulations these valves will cost the Association about 25,000 dollars. Because this Association has a very healthy reserve fund we can pay for this project without raising the monthly dues or effecting our yearly budget.

The board of Directors has updated the rules for the Association. PLEASE READ THEM AND FAMILIARIZE YOURSELF WITH THE RULES OF THE ASSOCIATION. Some of the constant complaints of co-owners are Parking; there is NO parking in turnarounds or on Association streets. Also do not park on the grass.

Dogs as well as Cats must be on a leash and under the control of the owner when on Association property. We have had several complaints of cats roaming around the Association and killing birds at feeders. Several of our co-owners enjoy feeding the birds and do not appreciate your cat hanging around and killing the birds they are attempting to attract. If this issue continues to be a problem we will contact Tuscola Animal Control.

Just a reminder to all please put your garbage in a strong bag used for garbage. Do not put out garbage in Walmart bags as they tend break open easily. Also, Village garbage pickup is on

Thursday unless there is a Holiday on the Monday then garbage pickup would be on Friday of that week. Several co-owners put out their garbage on the Wednesday of a Holiday week and it sits out all day and night and is often picked open by critters.

According to our Rules all decks are to be cleared of all material (chairs tables flower pots etc). only a covered grill is allowed on the decks during the winter months. The decks are not to be used for storage. Also all planters, pots and small statuaries must be cleared out from around your unit. If you have no place to store these things during the winter then please consider renting a storage unit.

Lastly the Condo Christmas party will be Friday December 7th. at 6:00pm at Northwood Meadows. As usual this will be a catered dinner and wine will be served. Reservations for this event are REQUIRED IF YOU PLAN TO ATTEND. Please contact Barb Butucel at bobnbarb74@charter.net or call 872-4691. Last day to call is November 20, 2018 as we must give the caterer a final count by this date.

Have a pleasant winter and try to stay warm.

Board of Directors
Northwood Lake Condominium Association