

Manors at Central Park Condominium Association

Newsletter

<http://manorsatcentralpark.blogspot.com>

Spring 2014

Exterior Garage Lights

Energy savings will flow from LED conversion

For the past several years, your Board members have been replacing burned out bulbs in the exterior garage light fixtures of Units 16-167 using 40 watt "double life" incandescent bulbs that cost \$0.67 each. However, these types of bulbs have been phased out and they are no longer available.

At the Annual Membership Meeting in January, the Board of Directors disclosed their plans to begin replacing the 40 watt

Converting to 40 watt LED bulbs will save our current residents about \$14,900 on their DTE bills over the next five years.

incandescent bulbs with 6 watt LED bulbs that provide the same amount of soft white light. Based on our analysis, the Board believes these LED bulbs will last at least five years before they need replacement. During that same 5 year period, our experience has shown that we would have used roughly 10 incandescent bulbs in each fixture.

Although switching to LED bulbs will cost the Association about \$3.34 more per fixture over the next five years, the Board is justifying the additional cost on the basis that our residents will greatly benefit from the electrical cost savings of \$120 per bulb over those same five years. Also, the time spent each month by Board members on purchasing and replacing the increasingly scarce incandescent bulbs will be greatly reduced. A final benefit

WOW Cable TV & Internet



Last fall, the Manors Board of Directors signed an easement and access agreement with WOW to allow installation of their underground wiring so they could offer their services as a direct competitor to Comcast. All of the other Boards in Central Park signed similar agreements and the actual constructions began as soon as the weather broke in April. As of May 1st, their underground work in the Manors was complete but they still must connect the wiring to the green pedestals. WOW cannot begin selling their services to our residents until all of their infrastructure installation in Central Park is complete, which is estimated to be sometime in late June.

is that all of our garage light fixtures will have bulbs that produce light having an identical brightness and color.

The conversion process will take place beginning in late May or June. Residents who have been maintaining their fixture with a CFL or LED bulb will have their bulb removed and placed on their front porch.

Please do not remove or unscrew these light bulbs. They are the property of the Association and they help to illuminate the address plaque, thus providing a valuable service to visitors and emergency responders.

Proposed "Lancaster at Central Park" Subdivision

Public Hearing scheduled for May 12, 2014

The Shelby Twp. Planning Commission will meet on Monday, May 12, 2014 at 7:00 PM in the Shelby Municipal Building for the purpose of holding a public hearing on the Planned Unit Development application received from Lombardo Homes, Inc. The May 12th meeting is open to the public and you are invited to attend.

Lombardo Homes is proposing to build a 116 unit, single family home subdivision on an approximately 28 acre parcel of land located south of North Central Park Ave. and east of East Central Park Ave. This parcel includes the former Kensington Phase 2 parcel plus portions of the former Ford Field baseball diamonds. These residents would belong to a new "Lancaster Homeowners Association" which would become the fifth sub-association member of the Central Park Master Association.

The Boards of Directors of the Central Park Master, Manors, Kensington, Meadows and Gardens Associations all support this proposed single-family development, particularly because the 13 acres formerly used as baseball fields are currently planned to be developed with 102 units of multi-family apartments. Add to that the 53 single family homes allowed under the previous Lancaster subdivision on the 15 acre former Kensington Phase 2 parcel and there could be as many as 155 residential units built on these 28 acres, compared to the 116 units if the proposed Lancaster single family subdivision is approved.

Front Landscaped Beds

Spring is finally here!

The Board of Directors wishes to remind co-owners of Units 16 through 167 that they have been given blanket written permission from the Board to plant and/or place annual flowers in the front landscaped beds if they choose to do so, subject to the following restrictions:

- Only live annuals (no perennials) may be planted in the mulched landscaped bed immediately in front of each unit and alongside the front walkway; live annuals may also be planted in pots subject to the following conditions:
 - Pots may be hung from shepherd hook(s) placed within the front landscaped bed
 - Pots may also be placed on the mulch in the front bed, on the driveway or on the front porch; however a total of no more than three pots are permitted per unit.
 - Pots may be no more than 18 inches high and 24 inches in diameter or width
 - Only earth-tone pots (shades of brown, black, grey, etc, which complement the exterior brick and trim paint colors) are permitted to be placed on the ground; in addition to earth-tone colors, green and white pots may be hung from shepherd hook(s) if the annuals will grow to obscure the pot.
 - Pots may not be hung from trees, sign posts or from brackets attached to buildings.
 - No plantings or pots are permitted on the circular mulched beds at the base of trees
- No edging materials whatsoever are permitted between the front landscaped beds and the lawn; elsewhere only “black diamond” or equivalent edging materials may be used, but its use requires submission of an Alteration/Modification Request and written approval from the Board.
- Co-owners may request written approval from the Board to replace (at their own expense) the mulch alongside the front sidewalk with decorative stone. The Board will only approve the type of decorative stone known as “Barn Red”.
- Landscape lighting will be allowed without written approval in the area on either side of the front walkway but they must be no more than 12 inches tall, black, brown or gray in color, and are limited to a maximum of 8 per unit. These may be powered by solar-charged batteries or low-voltage electricity (wiring must be buried) and their light must be directed downward. Landscape lights may not be placed on any lawn areas. The co-owner is responsible for keeping the lights neatly spaced and in an upright position at all times and assumes all responsibility for any damage that might occur as a result of normal landscaping maintenance and snow removal operations.
- American flags flown from brackets attached to the building exterior are also permitted without written approval (limit of one per unit).
- Garden hoses may be stored outside a unit only if they are kept on a hose reel or hanger when not in use. Hose reels or hangers may be attached to the exterior of the unit only with written approval from the Board. They must not be directly visible from the street and they must be a neutral color that complements the exterior trim paint color.

The “Use and Occupancy Restrictions” section of the Condominium Bylaws still requires co-owners to obtain written approval from the Board to plant, place or install anything elsewhere on the General Common Elements or to permanently attach anything to the exterior of a unit other than a flag pole bracket.

Beyond the fact that they are not part of the original common element landscaping plan, perennials and ornamental materials such as statues, benches, boulders, birdbaths, trellises, artificial flowers etc. can interfere with the Association's ability to water and maintain the front landscaped beds. Be advised that the Board will not give written approval for co-owners of Units 16 through 167 to keep, plant or place any such ornamental materials or perennials in the front landscaped beds.

Groundwater Contamination Update

Permeable Reactive Barrier installed

Over the weekend of November 15-18, 2013, Ford Motor Company's contractor installed a Permeable Reactive Barrier (PRB) on the grounds of the former Visteon plant adjacent to the northwest corner of the Manors property. The PRB is essentially a 3 foot wide, 300 foot long, 35 foot deep trench that is backfilled with a mixture of coarse sand and zero-valent iron pellets. The top several feet of the trench is covered with the original soil and then graded to match the surrounding area.

The PRB is a passive device that works by allowing the TCE-contaminated groundwater to naturally flow through it so that the TCE contaminants are neutralized upon contact with the iron pellets. With a properly designed and installed PRB, the groundwater that emerges on the downstream side of the barrier will meet or exceed the EPA drinking water standards for TCE (less than 5 parts per billion) before it reaches our property.

Ford Motor Company's contractor is routinely monitoring the groundwater using the many test wells that have been installed surrounding the PRB. These include two downstream test wells that are located on our property and from which water samples were taken in June 2013 that measured 3.0 and 2.3 parts per billion, well below the EPA drinking water standard.

Water samples drawn on January 10, 2014 indicate that the PRB was installed properly and is not acting like a dam. Once it was verified that the groundwater was flowing through the PRB and contacting the iron pellets, additional water samples were taken the week of April 21st to determine whether the TCE levels have been reduced. Since the groundwater only travels about 40 feet per year, it may take some time before there is a noticeable reduction in TCE levels beneath our property. Ford Motor Company will continue to draw and analyze water samples on a quarterly basis and report the results to the Board of Directors.

Please keep in mind that the TCE is only found in a narrow band of groundwater located between 18 and 25 feet below the surface and that the water used to irrigate our large berm comes from a well that is 130

feet deep. Also, the household water for all of our units comes from the municipal water supply, which is not affected.

Inconsiderate Pet Owners

#1 Source of Complaints to the Board

Co-owners are reminded that our Bylaws only allow residents to keep common indoor household pets. This means that they must be kept indoors, not outside on the common elements. Tie-out stakes and cables are not permitted.

Pets are permitted outside on the common elements only when they are accompanied by their keeper, who must not allow them to run loose. The keeper must immediately pick up their pet's excrement and take it with them back to their unit for disposal.

The Bylaws also state that pets must receive care such that they are not offensive on account of noise. Barking dogs are an annoyance to other co-owners, even if the dog is barking indoors. There are many "barking collar" and "dog silencer" products on the market. Owners of dogs that regularly bark should find one that works and use it – it's cheaper than violation notice fines and your neighbors will appreciate your consideration.

Last, but not least, there is the issue of dog urine burns in the lawns on our common elements. Our Bylaws state that no member shall carry on any activity nor maintain any condition upon the common elements which spoils its appearance. Therefore, if a dog has damaged a lawn in any way, including urine burns, it's their owner's responsibility to restore the damaged lawn to its proper condition. In recent years, the Association has increased the number of annual lawn fertilizer applications, which means that the lawns now contain more available nitrogen in the root zone to keep it looking healthy and green. Dog urine adds even more nitrogen to the root zone and if the levels are too high, it will burn a spot in the lawn and kill the roots.

High levels of nitrogen in dog urine can be an indicator that their diet is low in quality proteins and other important nutrients. In addition to adjusting the dog's diet, there are products that can be applied to areas of the lawn that will make the grass roots more resistant to the damaging effects of dog urine. Pet owners whose dogs have damaged the lawn near their unit will have until the end of May to repair the damaged areas. Failure to do so will result in the Association making the lawn repairs and billing the co-owner for the cost of the repairs.

A few dog owners have expressed the opinion that in addition to being held responsible for repairing lawn damage, it is unreasonable for the Board to expect pet owners to be outdoors with their pet at all

times and to immediately pick up their dog's excrement. Yet the vast majority of our dog owners do exactly that, year-round.

The general common elements are for the use of everyone and the Board is of the opinion that it is unreasonable for pet owners to subject anyone walking on the lawn to the risk of stepping in dog feces or to cause our contractors to be constantly on the lookout for dog feces so they don't contaminate their equipment with it and spread the feces across a wider area. Our lawn contractor has the right to refuse to mow any lawn areas that contain dog feces, which means that such lawns end up looking even more unsightly and from an even greater distance.

Our Bylaws state that "The Association may charge all co-owners maintaining animals a reasonable additional assessment.... if the Association determines such assessment necessary to defray the maintenance cost to the Association of accommodating animals within the Condominium..... The Association has the right to require that any pets be registered with it and may adopt such reasonable additional rules and regulations with respect to animals as it may deem proper."

So far, the Board has chosen to not implement any additional rules, regulations, registration and assessments for pet owners. More consideration and less push-back from pet owners is the best way to insure that the Board does not change its mind.

Manors at Central Park Condominium Association

*Visit our blog at
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Submit requests for service to

Kramer-Triad Customer Service - 248-786-5883 or 1-866-788-5130