

# Manors at Central Park Condominium Association

Newsletter

<http://manorsatcentralpark.blogspot.com>

Winter 2014-5

## *Board of Directors hires Casa Bella to be our new managing agent*

Three-year contract is effective Jan. 1, 2015

The Board of Directors officially notified Kramer-Triad several months ago that we would not be renewing our contract with them for 2015. The Board also solicited quotes from three property management firms and

You should have received an introduction letter from Casa Bella during the first week of December. Payment coupon books will be arriving separately in the mail prior to Jan 1st.

*Casa Bella Property Management, Inc.*

*850 N. Crooks Rd., Suite 100*

*Clawson, MI 48017*

*(248) 655-1500*

*<http://www.casabellamanagement.com>*

*Mike O'Brien is the Community Manager for the Manors at Central Park*

received proposals from two of them.

After reviewing the proposals and getting feedback from some of their customers, the Board of Directors unanimously decided to award a three-year contract to Casa Bella Property Management, Inc.

**Note that the monthly Association Fees for 2015 remain unchanged at \$225 and \$80.**

If your monthly Association Fee has been automatically withdrawn from your bank account through an ACH Debit by Kramer-Triad, the authorization you gave Kramer-Triad has been

*Merry Christmas  
and Happy New  
Year!*

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The Board of Directors hopes everyone has a happy and safe holiday season.

Please take care to avoid any possible damage to your outdoor lighting and extension cords during snow removal operations by routing them away from the sidewalks and driveways.

All exterior holiday decorations and lighting must be taken down as soon as possible in January.

Units 16 through 167 have exterior garage light bulbs that are the property of the Association. These are energy-saving LED bulbs that cost about \$11 each and those residents who have removed them to use holiday colored bulbs must reinstall the LED bulb in January.

discontinued following the final withdrawal that occurred on Dec. 5th for your December payment. You do not need to take any action to cancel the ACH authorization that you gave to Kramer-Triad.

Casa Bella does not use ACH Debits but they provide multiple other options for making your monthly payments, beginning with the payment that is due on Jan. 1, 2015 (and late on the 10th):

1) Pay by mail - send your check or money order along with the coupon to

Manors at Central Park Condo Association  
c/o Casa Bella Property Management, Inc.  
850 N. Crooks Rd., Suite 100  
Clawson, MI 48017

2) Pay on-line using one-time or recurring automatic payments via:

- 1) direct payment from your bank account (e-check)
- 2) credit card payment

Casa Bella has a series of demo pages on their website that show the kinds of things you can do and see after Jan 1<sup>st</sup>, once you become a registered user. One particular demo page shows the kinds of on-line "one time" and "automatic" payment methods available to you. Visit the Manors Blog and scroll down to the post titled "Monthly payment options with Casa Bella". There you will find links to these demo pages.

The Board apologizes for any inconvenience caused by having to change your method of payment. However, the Board believes that the change to Casa Bella will result in improved customer service for our co-owners and residents in the long run.

## ***2015 Budget adopted***

Monthly Association Fee is unchanged for 2015

At their November 7<sup>th</sup> meeting, the Board of Directors adopted a budget for the upcoming year. During 2014, the Association experienced an unanticipated increase in the cost of our property and liability insurance, plus a larger than expected rise in the numbers and cost of building repairs. Uncertainty over when we might begin to receive monthly revenue from the recently purchased 47 vacant lots (see article on page 4) caused the Board to assume for budgeting purposes that only Unit #1 (corner of N. Central Park and E. Broadway) will be sold in 2015.

Based on that outlook of expenditures and revenue, the Board initially decided to approve a 2015 Budget that included a \$5 increase to the \$225 monthly Association Fee. However, after additional discussions, the Board held a meeting on Dec. 6, 2014 at which they voted to adopt a revised 2015 Budget that keeps the monthly Association Fees unchanged at \$225 and \$80.

2015 Budget Summary:

Total Revenues = \$296,940

Total Expenses = \$267,130

Additions to Replacement Reserves = \$29,694

## *2015 Annual Membership Meeting*

Date to be announced

The 2015 Annual Membership Meeting will be held a couple of weeks later than in past years. The Board anticipates that it will be scheduled for an evening during either the last week of January or the first week of February. The meeting details will be finalized and mailed to you later this month.

## *Updated Parking Regulations are now in effect*

“Unauthorized Vehicles” can now be towed without the owner’s consent

As described in the September 2014 Newsletter, our Parking Regulations have been updated in two areas.

Parking on our streets and access drives will now be prohibited whenever a “Snow Emergency” has been declared by the Shelby Township authorities.

The second update is the addition of an enforcement provision whereby specific kinds of improperly parked vehicles may be towed without the owner’s consent. Those kinds of parking violations are defined as “unauthorized vehicles” in the Parking Regulations, which can be viewed by clicking the link provided at the upper right side of the Manors Blog at <http://manorsatcentralpark.blogspot.com>

Ruehle’s Towing has been authorized by the Board of Director’s to handle the towing of “unauthorized vehicles” from the streets and access drives here in the Manors at Central Park.

If you notice an improperly parked vehicle on our streets or access drives, contact a Board member or call Casa Bella Property Management. They will investigate and handle the enforcement.

If your vehicle has been towed, call Ruehle’s Towing at 586-468-6666. You will have to pay their towing and storage charges before they will release your vehicle. Their current charge is \$85 for the tow and \$15 per day for storage.

All residents are reminded that no parking is allowed overnight on any street or access drive within the Manors from Nov. 1<sup>st</sup> through March 31<sup>st</sup>. Vehicles parked in violation of this regulation are considered “unauthorized vehicles” and are subject to being towed without the owner’s consent.

## *Vacant Lots have been sold*

Construction of new units to begin in 2015

In August 2014, Lombardo Homes, Inc., through their "Blue Heron Communities, LLC" subsidiary, purchased all of the 47 vacant lots in the Manors that had been owned by the Carpenters Pension Trust Fund. They also acquired the rights to use the plans that were used to build the existing duplex units at 49831-49847 Lexington West and the detached unit at 50156 Regent. Those and ten other units were started by Sable in 2007 and were eventually completed and marketed by Lombardo Homes in 2008-2010.

It is Lombardo Homes' intention to keep the exterior appearance as close as possible to those units when building the remaining 23 duplex buildings and the 1 remaining detached unit. However, the building codes have changed since 2007, so there will have to be some minor changes made to the interior plans of the new units. Lombardo Homes is tentatively projecting the first quarter of 2015 for the start of sales.

Lombardo Homes already owned Manors Unit #1 at the corner of East Broadway and North Central Park and they have recently begun construction on that "site condo". This will be a "spec" home similar to those just to the west.

## *Winterize your outside faucets*

Don't let them freeze and burst!

Residents of the Manors are responsible for shutting off the water to their outside faucets and draining the water from the lines so that they do not freeze. Failure to do so might result in freezing that causes the water line to burst and/or the faucet to be damaged. The co-owner is responsible for the cost of repairs and any water damage to the interior of their unit and its contents.

Visit the Manors Blog at <http://manorsatcentralpark.blogspot.com> and scroll down to "**How to winterize your outdoor faucets**" where you will find instructions on how to properly perform this simple but important task.

### **Manors at Central Park Condominium Association**

Board of Directors

President – Mike Grobbel, 586-726-0317

Secretary – Bhartan Amin, 586-239-8082

Treasurer – Larry Cybulski, 586-254-5089