



MEADOW LAKE ASSOCIATION
24678 Lake Meadow Drive
Harrison Twp., MI 48045

July-August 2004

MEADOW LAKE ADVISOR

CO-OWNER IMPROVEMENTS

There have been a number of improvements made by Co-owners recently to the grounds around their Units.

While we are all happy that Meadow Lake looks so nice, our By-laws clearly state that any improvements to the outside of your Unit, must be approved in writing by the Association. This includes flowerbeds, patios, etc.

Because it is the responsibility of the Board of Directors of the Association to make certain that there are no violations of the Meadow Lake By-laws, we are asking that all Co-owners submit in writing a request for any improvements/changes they wish to make to the outside of their Units.

This way there will be a written record of the plan and a written record of the approval (or disapproval) in the event that a future Co-owner of that Unit is unhappy with the changes.

In the past Co-owners have made changes without written permission, then sold their Unit. The new Co-owner didn't like the alterations and expected the Association to pay to have the area restored to its previous look.

Whenever the "Association" has to pay for something, we all have to remember that it is our money paying for those changes.

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FOOD FOR THOUGHT

"Though no one can go back and make a brand new start, anyone can start from now and make a brand new ending."

AIR CONDITIONER FILTERS

Recently a Co-owner had a service call for her air conditioning unit. When the service person pulled out the air filter out of the furnace, he said it needed to be replaced. With the new air filter in the furnace, the air

conditioner worked much better and the air was not only cleaner – but cooler.

Moral of the story – make sure the filter in your furnace is clean ☺.

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THANKS FOR YOUR PATIENCE

With all of the rain we had in May, our landscape service got somewhat behind in the schedule to clean flowerbeds and trim shrubs.

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LAWNS

Despite all the rain we had in May, now that it is truly summer and we are having some very warm to hot days, please be reminded to water your lawns frequently and deeply.

By giving the lawns a deep soak, the roots will be able to go deep for their drink (as will the trees) and the root system will be strong.

Shallow watering brings grass roots and tree roots closer to the surface and makes them weak.

While we are always concerned about water bills, the water used from the outside faucets is on separate meters, and we are not charged sewerage fees on that meter. It is less expensive for the Association to pay the water bills for lawn watering than it is to have to replace lawns with new sod ☺.

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BOARD OPENINGS

Please start thinking about running for the Meadow Lake Association Board of Directors.

While the annual meeting and election does not take place until November, the ballots must be completed and mailed out 30 days before the annual meeting. That means we need to have a slate in September.

This year there will be two positions open, and it would be very rewarding to see three or four names running for these positions.

Meadow Lake is a self-managed Association (as opposed to having a management company), and serving on the Board of Directors is a rewarding experience. It gives you the opportunity to learn about condominium living – even though you may have lived here for a long time ☺. It gives you a chance to have a voice in decisions that are made which affect all 72 Units.

Board members are elected for two-year terms. One year two positions are up for election, and the next year three positions are up for election. This prevents there ever being five new Board Members at one time.

If you aren't sure about running, but a little voice tells you it is something you might like to do – come attend a Board Meeting or two and see how they are run, and what the responsibility of each Board Member is.

After each election, the five Board Members meet and decide among themselves who will fill each position. Board Members do not run for a specific office (i.e. President, VP/Maintenance, VP/Grounds, Treasurer, Secretary). Our By-laws state that Co-owners run for “The Board.”

Having five active, committed Co-owners on the Board is necessary to keep the Meadow Lake Association running smoothly.

Think about it...



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VANDALISM

It is sad to note that Meadow Lake has been the victim of vandalism twice in the past few months.

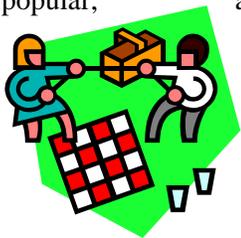
First it was the Association Drop Box that was damaged, and then our street was covered with graffiti.

Perhaps it would help if we all left our porch lights on each night. If Meadow Lake was well lit, maybe the vandals would not be so tempted to wreak havoc.

POTLUCK PICNIC

Wouldn't it be fun to have a potluck picnic in the cul de sac in September? This would give all of us a chance to renew acquaintance with our neighbors and to meet new Co-owners at Meadow Lake.

When Meadow Lake was a new community 19 years ago, there were several picnics. They were always popular, and the food was always a special treat.



As soon as the Board decides on a date, flyers will be

distributed. These flyers will ask for a response as to your attendance, what kind of dish you will bring, and whether you would like to be on a set-up or clean-up committee.

You will be asked to bring a dish to share, your beverage of choice, your own plastic ware and plates, and your own chair(s). Perhaps if you have a folding table, you could bring that, too.

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GARAGE DOOR OPENER BATTERIES

Recently a Co-owner changed the batteries in her garage door opener. Once changed, the remote would not open the door. The garage door vendor told her to re-calibrate the opener.

To do this, you simply stand in your garage, open the door via the switch on the garage wall, and press the remote at the same time. It automatically opens the door and the remote is re-calibrated. She then went outside and tested the remote. It worked!

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CRITTERS

In the last month or so, two Units have been sprayed by skunks. At first it was thought that a skunk actually got into one Unit while the owner was out of town – phew.... Turned out that the critter used its defense mechanism (i.e. odiferous spray) near the fireplace vent, and the smell permeated the Unit for a week or so.

The other Unit was sprayed in the same area, but the odor didn't seem as strong and didn't last as long.

We're not sure how to prevent further events such as these? Any suggestions?

Also, anyone have a suggestion on how to get rid of moles? Moles seem to be an ongoing problem at Meadow Lake and their tunneling destroys the root systems of plants, shrubs, trees and grass.

Any and all suggestions are MOST welcome!

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