

PARKSIDE PRESERVE OF THE NORTH NEWSLETTER AUGUST 2013

BOARD OF DIRECTORS

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KIM MOSEY – PRESIDENT AND OWNER OF KC PROPERTY SERVICE – 248-586-9700
WWW.KCPROPERTY.COM – EMAIL: KCPROPERTYSERVICE.COM – WWW.PARKSIDE-PRESERVE.COM

OUR NEXT SEMI-ANNUAL HOME OWNERS MEETING WILL BE IN OCTOBER...

PRESIDENT'S REPORT

Hello and welcome to all of the residents of Parkside Preserve of the North. Our Board of Directors has been working & researching for the most efficient way to spend our funds for beautification, general maintenance & safety in our community while maintaining the Associations financial health. With the help of KC Property Management we are upholding the rules of our governing documents in an effort to maintain and increase our property values. Association Dues are used for snow removal, community owned property lawn maintenance, insurance, community development and contracting the services of KC Property Management for their experience in maintaining the value of our property and related services such as legal, bookkeeping and contract bidding.

- Everything is finally in place to proceed with our Community Development Projects that were discussed in Past Homeowners Meetings:** Front entrance beautification, tree trimming and mail box replacement. Note: street crack filling and pot hole repair is the City of Pontiac's responsibility and will be worked into their 2014 & 2015 budget. Emergency road repairs should be reported to 248-758-3609.
- *Our last Community Sub Sale of the summer brought in a steady flow of traffic over the weekend. If you have any suggestions for 2014 Sub Sales please let us know...*
 - **Our Friends at "Fixin to Fish Bait n Tickle" will give Parkside Residents \$10.00 Dollars OFF a Boat Rental... Call Kelly or Allen Levon for Details @ 248-499-9844... or Bring Them This Newsletter**

MAILBOX REPLACEMENT PROGRAM

In September 2013 a community mailbox replacement program and station rehab was initiated. The decision to proceed with this project was made after a thorough evaluation of the community mailboxes was performed, during which, we found the condition of the majority of the mailboxes to be unacceptable; peeling paint, flags missing, stanchions that are cracked and/or crooked, and front access doors that do not close. The inspection also revealed several modified mailboxes that do not conform with the Association's approved mailboxes previously installed by the Builder. Therefore, the Association will be replacing ALL mailboxes with new black mailboxes. (No exceptions will be permitted). Your old mailbox will be placed on your porch. Co-owners will be receiving further correspondence regarding the start date of the project via email and written notice in the front message box by September 9th. If you have any questions please contact KC Property Service, LLC. at 248.586.9700.

A NOTE FROM KC PROPERTY SERVICE, LLC.

We here at KCPS would like to thank each of you for entrusting us with the task of managing the operations of your Association. We are happy to announce that we have recently expanded our services to include the management of single family rental properties. We feel that our knowledge of your Association's governing documents and our on-site presence affords us a unique opportunity to offer professional management of your rental home. Our services will include finding qualified tenants, executing the lease agreement, collecting rent and performing property inspections.

We are also able sell your home should the need arise!

Rule Violations That Could Result In a Fine: Improper Trash Can Storage (Should be on the side of your house) - Broken Windows/Screens - Household items or debris in front of Homes

THE NON-POSTED SPEED LIMIT FOR RESIDENTIAL STREETS IN MICHIGAN IS 25 MPH

UNDERWATER OR UNEMPLOYED...? Contact Your Bank About HARP Loans (Home Affordable Refinance Program) for Underwater Mortgages, and HA MP Loans (Home Affordable Modification Program) which assists homeowners who are in danger of foreclosure... or StepForwardMichigan.org / 1-866-946-7432

SAFETY IS IMPORTANT

Here are some things you can do to help ensure your safety, the safety of your family and your home. Always keep your car doors and windows shut and locked. Leaving expensive electronics such as GPS systems and laptops visible in your vehicle make you an easy target for break in and burglary; Store them out of sight if you must leave them in your vehicle. If your car has an alarm, make sure it is always set. Leaving a porch light on at night makes your home a lesser target for any type of crime, as perpetrators tend to stay away from anything that might make their presence known. If you happen to leave your home unattended for a night, keep a few lights on around and in your house, perhaps even a television, anything that indicates livelihood in your house. You may consider investing in an auto-timer to schedule lights to turn on in the evening. When leaving for the day ensure all windows and doors are secured. If you will be away from your home for several days consider having someone remove mail from your mail box or having mail held at the post office. A build up of mail or newspapers may indicate vacancy to someone, thus making your home a target for break-ins and burglary. In addition, consider purchasing a sticker that states your house is protected by an alarm system. Even if you don't have an alarm system, it will make an intruder think twice about choosing your home as their next target.

HOLIDAY TRASH PICK UP

Refuse collection is not scheduled on the following holidays: New Year's Day / Memorial Day Independence Day / Labor Day / Thanksgiving and Christmas Day - If our collection day falls on a holiday our pick up will be the following day. ***Lawn & Leaf Bag Collection Is Seasonal...***

Home Maintenance Tips From Kim Mosey @ KC Property Service: As a Property Manager, too often I see homeowners suffer the consequences of not maintaining their hot water tank. It is something you can easily forget about until it breaks and causes a major disruption in your life and a dent in your wallet. A failing hot water tank can be recognizable. Listed below are some tell-tale signs that there may be problems in your future:

You get only a few minutes of hot water: If you haven't changed your routine at all and notice you're getting only a few minutes of hot water, this could be a sign that your hot water heater is malfunctioning. Rule out other factors that could be the cause i.e., dripping faucets, running toilets, recent use of the shower, dishwasher etc. If none of these have occurred, there may be a failing part on your water heater. It's best to contact a professional to have it serviced.

There is water on the floor around the water heater: Water standing on the floor around the tank is an obvious indicator that you have a leak. One of the most common water heater problems is malfunctioning pilot light (thermocouple) or electrical igniter. Thermocouples and electrical igniters frequently fail if they are old and exposed to dust and dirty oil which can result in a leaky tank.

The hot water is too hot: If the hot water coming out of your faucets is hotter than usual, this also indicates something is wrong with your water heater. A water heater has a gauge that, when functioning properly, prevents the water from getting above a certain temperature. If the gauge fails, it can cause the water to get extremely hot. It's possible that replacing the thermostat will fix this issue. If you are experiencing any of these issues contact a professional to have your hot water tank inspected and/or repaired. If you haven't inspected your tank in the last year I urge you to take the time to check it out.