

PARKSIDE PRESERVE OF THE NORTH Newsletter

April 2023

[WEBSITE: WWW.PARKSIDE-PRESERVE.COM](http://WWW.PARKSIDE-PRESERVE.COM)

BOARD MEMBERS

- Martin Moore - President
- Anissa Ellis – Treasurer.
- Chauncey Doud - Secretary

New Board Members

General elections will be held at our upcoming Annual Meeting in June 2023.

2023 Budget & 2022 Overview

The operations of the association were reviewed when developing the 2023 Budget. As 2022 closed it became apparent the dues amount was not sufficient to support the services and operations of Parkside Preserve of the North.

The reserves of the association were utilized for some needed concrete replacement in the past couple of years. Which was an excellent investment for the Association as a whole. The need to replenish the reserves is upon us. This is the reason the snow removal will be handled by the city this year.

The easement trees in the common areas were indeed trimmed this past year and elevated to provide proper clearance. The easement trees in the lots of each homeowner are each homeowner's responsibility to upkeep and maintain so those do not impact the operating budget. There has been beautification to our front entrance as well.

With the increase in inflation, it is appropriate to have the association dues support the operations. The dues have not been increased for more than 10 years at \$190/year. The dues are needed to support the operations for an entire fiscal year. The \$30 dollar increase in 2022 to \$210 is 8.5 cents per day or \$2.56 per month per household. The 35 dollars increase in 2023 is 10 cents per day or \$3.00 per month. These increases were absolutely needed.

With the focus on keeping the common area grounds properly manicured and tree maintenance needs, as well as upkeep of the front Blvd. entrance, these nominal increases are needed. The Board has been reluctant to increase dues and has maintained they do not desire to increase the annual dues even with management recommendations to increase. They are very conscientious of the community's desire to keep the dues low and reasonable. So, the increase this year was solely focused on ensuring the association is financially healthy and rebuilding the reserves. If you review other associations these dues are still well below average dues. The updated budget reflecting an increase in the contribution to the Association's dues was sent to each household. The snow removal is being handled by the City of Pontiac. This has saved some operational funds and has resulted in increased funding to the Association's reserves.



Meet Jazmin Cornejo: Your New Property Manager

Jazmin has extensive property management experience from rental property support to condominium high-rise support. She is steadfast in following up with co-owners and their concerns. Working with vendors to obtain uniform proposals for a project or routine services are completed efficiently every time. Jazmin has helped decrease turnaround time in the work order client experience. We are pleased to introduce the newest member of our team and are proud to offer this additional support team member to our communities. Jazmin enjoys spending time with family and traveling.

KC Property Services, LLC
Condominium & Association Management



Property Modifications

Modifications to your property must be approved. They include, but are not limited to decks, patios, and driveways. All must be submitted for review and approval by the HOA prior to construction/installation.

Forms are available at our website (link will be on there soon!)

The request must include the nature, kind, shape, height, materials, and location on the Lot of such structure or improvement, and the grading plan of the Lot to be built upon.

Give Respect - Expect Respect!

Please be aware that the city curfew is 10pm. Residents may be cited for violations of the Noise Ordinance beginning at 11PM. Quiet barking dogs, especially at night; don't play basketball and block streets; don't use profanity in public; end outdoor parties and loud music by 11 pm; pick up after your dogs and maintain your yards!!! Curb appeal enhances the value of all homes. Do not walk on others' lawns. Please try to resolve issues with your neighbors before contacting local authorities. If this is not possible or if the problem persists, then contact the proper authorities.

Co-Owner Responsibilities

To make our subdivision look the best possible, it is necessary to maintain the upkeep of your property. Please ensure you do what is necessary to keep an eye on your trees, sidewalk, and mailbox.

Animal Rules

Per our By-laws, dogs and cats are not allowed to run loose. They must be leashed and attended to by a responsible person while in the sub-division. Be respectful of your fellow residents and pick up after your animal's waste from the public areas.



Trash and recycling containers

Per the HOA By-laws, garbage cans and trash bags shall not be left on the road for more than twenty-four (24) hours in any one week. Please be mindful and bring your garbage containers in after the trash is picked up. They are to be stored inside your garage.

Vacant, New/Rented/Leased Residences

Please report any vacant, new, rented or leased residences to KC Property Service (or one of the Board Members), so that the residents may be provided with Homeowner By-laws and a coupon book for HOA dues payments.

Your Copy of the 2023 Budget

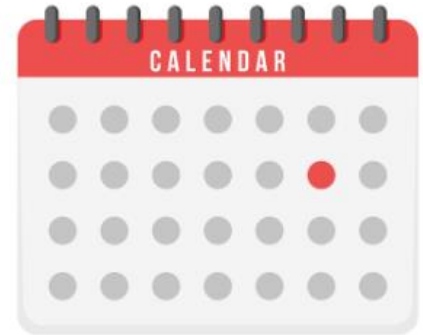
This year \$6000 snow removal was moved to the general reserves. You received a copy of the adjusted and approved 2023 budget reflecting this action in the U.S. mail and your email that is on file.

Bus stop Safety

In order to keep our kids safe and minimize the number of children crossing the streets. Parents dropping off and picking up children from the bus stops should park on the same side of the street, in the direction the bus is traveling.

Mark your calendar for the following events!

Spring Garage Sale!!



The community garage sale is scheduled for the following days:

Friday, May 19
Saturday, May 20 and
Sunday, May 21

2023 Annual Meeting

The community annual meeting is scheduled for Tuesday, May 23rd, 2023, at 6:30pm. More details to come in in the first weeks of April!

Co-Owners Participation

There is a desperate need for involvement for community members to participate in the Association. There is a beautification committee you may consider being involved in or even having a seat on the board. It is the volunteers of the community that really assist with the operational decisions for the association.