

Gallagher Estates  
Condominium Association  
Board of Directors

September 12, 2014

President's Report

It's hard to believe that it is September already and the kids are heading back to school. We hope everyone had a great summer with friends and family and plenty of relaxation. The Board of Directors has kept busy this summer with several meetings in an effort to catch-up on Association business.

Bouttavony Chitdavone (CJ) has been mowing the main entrance for a very long time and the Board would like to thank (CJ) for his time and efforts in taking on this important task. He has performed this task without compensation. The Board of Directors has decided it is past time for the Association to relieve this responsibility from one Co-Owner and share it with the remaining thirty six. We have hired TC Green Works to do the mowing along N. Long Lake Rd. at the main entrance. Bids were obtained from several area lawn companies and we decided to go with the lowest bid. CJ has shown us all what it means to take pride in our neighborhood. Thanks again CJ and to anyone else that may have helped with mowing in the past. On the same note, we would like to thank Jerry and Helen Phillips for their time and continued care of the plants surrounding our Association sign. They to have performed this task for a long time and continue to do so without compensation and have also demonstrated much pride in our neighborhood. Thank you to Jerry and Helen and to anyone who may be helping in their efforts. We appreciate all that these people do for us.

I would also like to personally thank the Board members for their time and commitment this summer. Many hours have been spent on organizing the business of the Association in order to manage our common elements as required by law. The work is not over yet. We will continue to meet, discuss and plan until our goals are met. This group of people loves our neighborhood and wishes to see it preserved and improved upon. They are a great group of people to work with and a pleasure to know.

The trees along N. Long Lake Rd. near our entrance were planted there by Long Lake Township. We have been in touch with the Township to remove the dead trees and to plant new ones. The Township has also come up with a better plan of ensuring their survival.

Included with this report are the Architectural Control Committee rules pages 9 – 15 per Article VI of our Bylaws. These have been provided to you to help keep you informed as to what is required in the Bylaws in regards to improvements or construction on your property as well as what is acceptable or not acceptable. The A.C. Committee is responsible for monitoring this section of the Bylaws and has full authority supported by the Board of Directors to pursue compliance of these Bylaws. Ignorance of the Bylaws will not excuse any Co-Owner(s) for noncompliance.

Also, included with this report is the “Rules and Regulations, Fines and Fees” notice that has been adopted by the Board of Directors. Please read it carefully. The Board will enforce with all authority given to it under these Bylaws and in accordance with the laws of the State of Michigan.

Due to the late mailing of the “Rules and Regulations, Fines and Fees” notice, the Board is allowing any Co-Owners who have not already returned these forms, until October 1, 2014 to return the following documents without penalty: **Mortgagee of Units form and the Written Notice of Voting Representative form**. After October 1<sup>st</sup>, fees and interest will be assessed for each form not returned.

The Board is currently working on a new policy for lawn care maintenance and a new policy for boats, campers, and recreational vehicle storage that will be announced sometime next spring. It is the Board's intention to work with and encourage all Co-Owners to be more consistent with lawn care maintenance, to improve property values and to help our neighborhood look as attractive as possible.

The Board is looking to form a Common Elements Committee to help us manage these areas and to improve upon them over time. This committee will serve as an advisory committee to the Board and suggest plans to better develop and maintain these areas for our future use and enjoyment such as a pavilion, a place to meet and have association picnics, etc. If you are interested in being a part of this committee, please contact the Board of Directors via email.

The Board is also looking to form a Welcome/Planning Committee to help us welcome new co-owners into the association and to provide information to them about the association. This committee would also be responsible for planning association activities, such as picnics, yard sales, etc. If you are interested in being a part of this committee, please contact board member, Barbara Reynolds via email.

The Architectural Control Committee is looking for more committee members. This committee oversees construction and improvements to co-owner's properties within the association. Anyone interested in helping to ensure the harmony, conformity and the preservation of our neighborhood, please contact board member, Justin White via email.

The Board has officially chose the **1<sup>st</sup> Saturday in May for the Annual Meeting**. The Annual Meeting will be held at the same time each year in order to provide a consistent time period for the meeting. It will give us a target date to begin preparations for the annual meeting/elections helping to ensure its success and easier for us to remember year after year. It will also give board members a time period for serving which is a 1 year term, as recorded in the Bylaws.

The board would like to invite all co-owners to share their email address with us via email. Your email address will be used for association business only. By providing your email address you are hereby giving the Board of Directors permission to use it for association business.

An association news letter is being considered and could be published every few months or as needed. More details to follow.

The Board is eager to hear from you. Please feel free to contact us with your thoughts, concerns and suggestions. You will receive a reply.

Thank you for your time. Wanting to serving you better.

The Board of Directors  
gallagherstates@gmail.com

