

Carriage Park Condominium Association
Canton, Michigan 48187

Winter 2019 Newsletter

Members of the Board of Directors

Patricia Streeter – President
Trudy Radiwon – Vice President
Nancy Amato – Treasurer
Jeanette Barna – Secretary

Water Use

Our high water bills have been an ongoing concern of the Board. A recent analysis shows that Buildings 1, 3 and 17 are using water at a rate three times greater than our other buildings. By separate letter, the co-owners and residents in these buildings are being notified that their units will be inspected by our general contractor, Ron, on February 25, 2019. The inspection will assess potential causes for excessive water use within the units, such as pipes that drip and toilets that do not fill and shut off causing constantly running water.

On a related matter, we remind you about preventing water leaks in cold weather. A water leak can be a serious and expensive, causing major damage and inconvenience. Most leaks are completely preventable. The most common reasons for water leaks are: 1) burst pipes caused by freezing water; 2) failure to keep tub and shower enclosures properly grouted and caulked; 2) overflowing laundry tubs; and 3) failure of the seals around toilets or toilet supply lines. Every co-owner is legally responsible for properly maintaining their unit. If you need more information, please contact Leadership Management at the numbers below.

Recycling

Your new recycling carts are to be stored in your garage. If the cart does not fit or you no longer wish to use it, please notify Canton Township and they will pick up the container. These cannot be left outside. For more information, the Canton Recycle website is <http://www.canton-mi.org/230/Automated-Recycling>.

Trash Pickup

Carriage Park bylaws require that trash not be placed at the curb until 6:00 p.m. the evening before collection is scheduled. Trash should be *secured* so that it does not blow all over the grounds. If you leave it out overnight, it should be in animal-proof containers.

Our regular Wednesday pick-up will change to Thursday only for certain holidays, which are listed online at the Canton Township website: www.canton-mi.org. If you have missed the pickup for the day or you are a day early due to the holiday schedule, take your

items back in until the next pick up day. *Finally, if you are not going to be home for trash day, either make arrangements to have someone else take care of this, or do not put your trash out that week.*

Parking

Parking is not permitted on the streets or at the dead ends of the roads. Parking is only permitted in driveways or, in the case of guests, in the designated guest parking areas. The guest parking areas are not for the regular use by co-owners. As a result of co-owners continuing to use these areas, there is a shortage of guest parking. Except for extenuating short-term circumstances (*i.e.*, your driveway is being replaced) or written permission from the Board of Directors, co-owners may only park in their garage or immediately in front of their garage. Violators are subject to towing.

Street Lights

You may have noticed a few of our new lights are out between buildings 4 and 6. They have been called to the attention of our electrician who was unable to identify the problem due to the amount of water in the ground that prevented a good trace on the underground wiring. Of course, now that the ground is frozen, regrettably we will most likely need to wait until Spring to resolve the problem.

Pets

We have seen an increase in pet-related complaints: dogs roaming loose, relieving themselves on driveways and common areas, and no waste cleanup. Please be courteous: leash your dog and promptly attend to its waste, as required by our Bylaws.

Upcoming Events

Please watch for correspondence coming soon regarding the fire alarm testing, dryer vent cleaning and building painting. This year we plan a lot of wood replacement and window caulking on our buildings.

Our Property is Managed by:
Leadership Management, Inc
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