



April 2024

Branford Towne Houses Cooperative

In April, we are immersed in a vibrant array of events and observances that encompass laughter, hope, and awareness. As National Humor Month unfolds, we're reminded to find joy in the simple pleasures of life. April kicks off with the playful antics of April Fool's Day, reminding us not to take ourselves too seriously. Moreover, it marks the National Month of Hope, a time to nurture optimism and resilience in the face of challenges. Additionally, April shines a light on Autism Awareness Month, emphasizing understanding and support for individuals on the spectrum. As we embrace these diverse occasions, let's come together to celebrate, learn, and foster a community of empathy and inclusion. Furthermore, Earth Day, a global movement to protect our planet, falls in April, urging us to take action and preserve the environment for future generations.

What's New?

- Annual unit inspections have begun in April. Notices will be sent to those units that will be inspected a month prior to the unit inspections.
- Parking space numbers/lines etc will be repainted throughout the complex. Please be sure to look for notice via the one call now system as to when/if work will be done in your area.
- Translation services are available for letters if English is not your primary language. Kindly reach out to the office at (313)292-0810 for assistance.
- Please be sure to register any new vehicles with the office to obtain a Branford parking permit. Members are permitted one vehicle per licensed driver in the home. Only vehicles with a Branford Parking permit may park in numbered or Resident spaces. Vehicles with expired plates, inoperable or improperly parked, uninsured, may be towed without notice at the vehicle owners' expense.
- We are delighted to announce that Crystal McIntosh has been reelected as the President of the Board of Directors for Branford Towne Houses Cooperative. Serving on the board since 2012, Crystal's commitment and dedication have been unwavering. Her leadership and insights continue to shape our cooperative for the better, and we're grateful to have her guiding us forward.
- We extend a warm welcome to Perfection Site Services as they gear up for the Spring clean-up at Branford. As our newly appointed lawn maintenance contractors, we trust their expertise to keep our community pristine. Please ensure your areas are clear of any obstacles to facilitate their work. Grass cutting will commence on 04/05/24. Thank you for your cooperation!
- Shred Corp is coming to Branford on April 24, 2024 to shred documents for our members. They will be here from 9am to 1pm, so be sure to stop by the Office Parking lot with any documents you wish to have shredded
 - Attention all members: Kindly update any changes to your phone numbers or email addresses with the office promptly. Additionally, please note that to receive text messages via the OneCallNow Service, members must respond to the introduction text, granting permission for future texts. It is mandatory to have at least one valid form of contact on file. While one valid form of contact is required, having multiple forms is highly encouraged for better communication. You can opt-in again at any time by texting Alert to 22300.
- We know that as the weather warms up, many members have build a patio or privacy fence behind their units. As a reminder, there are Installation/Alteration permits in the main office. This form **MUST** be filled out, returned to the office, and approved before any work is performed! Any changes to the contractor, scope of work, sketch/layout will require a new installation/alteration permit.
- The form used for taxes are available in the office for pick up. We do not mail these forms to members. Additionally, the form will be on our website: <https://liveatbranford.com/>.
- Having the following items in common areas or on the grounds is prohibited: bounce houses, playscapes, tents, Gaming RV's etc. Large outdoor parties are not permitted on property as it interferes with your fellow members right to a peaceful living environment and poses a serious liability risk to the Cooperative. Violations will result in fines and members will immediately be asked to disperse large events and remove any such structures from Cooperative property.

Annual Member Appreciation Picnic



For all our members

Saturday, August 24th, 2024 at

12:00-3:00pm

Location: Dicie Martin Hall / Clubhouse

Dear Board Members,

I am writing to express my heartfelt gratitude for electing me as President. I am deeply honored and humbled by the trust you have placed in me to lead our organization.

I want to thank each and every one of you for your confidence and support. It is a privilege to serve alongside such dedicated and talented individuals on the board. I am committed to working collaboratively with all of you to achieve our shared goals and objectives.

As President, I will strive to uphold the values of transparency, integrity, and excellence that define our organization. I believe that together, we can make a meaningful impact and drive positive change for our community.

I look forward to working closely with each of you to address the challenges and opportunities that lie ahead. Your collective wisdom, experience, and passion will be invaluable as we steer our organization towards a bright and successful future.

Once again, thank you for entrusting me with this important role. I am excited about the journey ahead and the opportunity to make a difference with all of you by my side.

With gratitude and respect,

Crystal McIntosh

Current Board of Directors

Crystal McIntosh

President

Leanne Tennyson

Vice President

Robert Epps

Vice President

Stephanie Baker

Secretary

Willyne Compton

Treasurer

- ◊ Be sure to visit our website at www.liveatbranford.com. Members can access forms, view the calendar, submit work orders etc. The “Home” tab allows a direct contact to Branford staff as well as a link to the Property Management Company. From the Information tab, members and prospective members can choose for a drop down list for unit information, resident information or the calendar. Clicking on the Resident information on the drop down will allow you access to many forms including clubhouse rental agreement, installation/ alteration permit upgrade information. Near the bottom of the page members can request work orders that are immediately sent to the Branford email address.
- ◊ The “Listings” tab promotes memberships the Cooperative is assisting to sell. You have another opportunity to access a direct link to the office if you send a message under contact as well as a map. And the final tab is a link to the Paylease site where members can set up direct withdrawal for carrying charge payments.

Carrying charges are due on the first of each month. Late fees/ fines will be assessed on **all payments** received after close of business on the 10th of the month. In the event the 10th is on a Saturday or Sunday, payment must be received no later than 8am on Monday the 11th or 12th . **Payments made after the 10th must be certified funds such as a money order or cashiers check.**



Fun Fact! Earth Day is a global event! Over 190 countries take part in it. Considering there are 195 countries in the world, it shows that everyone wants to make a difference.

Branford Bulletin



Care worker for light duty homcare 25yrs experience will assist with meal prep, light chore work, transport to local appointments.

References / Background Check can be provided. Please call Bob at (313)204-7855.



This space in the newsletter is reserved for our members to send messages to their fellow members. This may include a post about items they wish to sell or give away, or a heartfelt birthday wish. Please contact the office or send an email to branfordcoop@gmail.com.

MEMBERSHIPS

FOR SALE

Cash Sale, Must meet qualification criteria listed in the Member Selection Plan.

Qualified buyers should call the office to schedule a showing.



2 BEDROOM 1.5 BATH - 23839 HAIG ST.

969sq. ft., monthly carrying charge **\$592**, updated with new granite countertops, fresh paint, updated light and plumbing fixtures, new carpeting in bedroom with hardwood flooring in the living room. **Listed at \$75,900.**

2 BEDROOM 1.5 BATH - 23460 BAKER ST.

744 sq. ft., monthly carrying charge **\$585**, Sale includes all appliances and window treatments. **Listed at \$49,990.**

Current Staff

Joy Greene

Manager

Destiny Osborne

Office

Anna Taveras

Office

David Bennett

Lead Maintenance

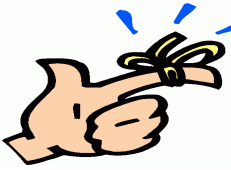
Joseph Ramirez

Maintenance

David Bennett Jr.

Maintenance

Important Reminders



House and Grounds: inspections will begin in April of 2024, so please have your areas in compliance with current policies to avoid those dreaded letters.

House and Grounds for Seniors: We will no longer provide services for our senior members and those with disabilities helping to maintain the exterior grounds area in the front, back and sides of units.

Emergency Work Orders: Members should call 313-292-4624 for emergency work orders after 5pm and before 9am Monday through Friday and weekends. An emergency is a condition that endangers human life or poses a serious danger to property. This includes smoke detectors beeping (even for battery replacement). Please refer to your rules and regulations for more specific information.

Annual Inspections: In April of 2024, members will begin receiving a letter in the mail letting them know what month we will be doing their specific unit. Inspections will be done every other year. Please don't wait for an inspection to report problems you are experiencing. Members can call the office 313-292-0810 and request a work order at any time. Members MUST call the office to request that staff wear booties otherwise they will not be worn. Thank you for your cooperation.

Trash: Be reminded all trash MUST be placed in securely tied plastic bags and placed inside dumpsters. Failure to comply may result in fines. Large items such as furniture/boxes **must be placed in the bulk dumpster on Baker St.** Do not place furniture next to the bulk dumpster as this will result in a fine as well. Throw your bag to the back of an empty dumpster to allow those that come later room to place their garbage.

Animal Owners: Members must immediately clean up messes caused by their pet/service animal. The term "messes" is defined to include defecation, garbage, and the like. Dog droppings must be disposed of by being placed in a plastic sack, secured and then placed in a garbage receptacle. Failure to comply will result in the following 1st offense \$50 fine, 2nd offense \$100 fine and 3rd offense \$100 and possible eviction. Pet permits and Service animal permits may be revoked for failing to comply with the pet policies/rules and regulations.

Annual Update Letters: Members are sent unit update letters through the US mail. Be sure to keep an eye out for these forms during the anniversary month of your move in. Members are asked to complete these forms and return them to the office promptly. Failure to return the forms as requested will result in fines issued to your account.

Vehicle Registration: All vehicles associated with a members unit must be registered with the office AND a parking permit affixed in the rear passenger window in order to park in a Resident or numbered space (exception those members with a temporary or special permit assigned by the office. Vehicles parked in a numbered or Resident space without a proper permit are subject to being towed at the vehicle owner's expense. Members are permitted to have one vehicle per licensed approved occupant. Changes in vehicles must be reported and a copy of the registration and insurance.

*****NEW*** Sanitary Drains:** Waste from toilets and sinks eventually end up in the same sanitary line. This is the line that will get clogged, causing existing waste in the line to back up into basements. To avoid backups **do NOT flush anything** other than human waste and toilet paper in toilets. **"Flushable" wipes are NOT permitted** as they do not degrade and dissolve like toilet paper. Do NOT put grease, noodles, lettuce, bread, eggshells, plants, rice, nonfood items, etc in toilets, sinks, or garbage disposals. A general rule to keep in mind is that if you can feed it to your baby, you can put it down your disposal. Many solid foods, such as vegetables (without peels) or fruits, can also go into the appliance. Chop them up first, so they don't strain the unit. Throw some ice cubes in along with your food waste and grind them up. They'll help loosen the food residue that is stuck to the blades. Keep a bag of orange, lemon or other citrus peels in the freezer and toss some in when you need to freshen up your garbage disposal. Make sure to cut them up in bite sized pieces so not overwork the machine. Please use a lint trap on the washer hose that goes into the laundry tub from the washer. After rinsing off things such as paint brushes in the laundry tub, be sure to run cold water through the line for 10 minutes to wash waste through to the line that connects to the city sewers. In the event the backup is attributed to misuse of Cooperative property by a member, said member would be responsible for the cost of the repair.

SUBLETTING/ILLEGAL OCCUPANTS

We have seen an increase in members that appear to be subletting their units and/or have persons living in their units without taking the necessary steps to certify that person as an occupant. Both are violations of policy and grounds for immediate legal action. Please review the policies below and ensure you are in compliance.

6.25 Changes in Family or Household Composition:

After the Members initial occupancy any changes in family composition must be reported to the Cooperative office immediately. Any adult over 18 that wishes to be a resident must pay a fee to be determined by the Board of Directors for a criminal background check. Failure to meet the criteria as stated in the Member Selection plan is grounds for denial of occupancy. Failure to notify the cooperative of any such changes in a timely manner constitutes a material breach of the Occupancy Agreement... Any individual guest who stays continuously for a period exceeding two (2) weeks or any guest that spends three (3) or more nights on a continual basis is considered an unauthorized occupant and constitutes a material breach of this Occupancy Agreement.

6.26 Premises to be used for Residential Purposes Only

The member shall occupy the dwelling unit covered by this agreement as a private residence for himself and other occupants as hereby listed in your Occupancy Agreement, and for no other persons or purpose, and may enjoy the use in common with other members of the Corporation of all community property and facilities of the entire cooperative community so long as he continues to own a membership certificate of the Corporation, occupies his dwelling unit as his primary residence, and abides by the terms of this agreement. Absence of the member and/or the authorized occupants exceeding 60 days is a presumption to the Cooperative that the townhome is no longer your primary residence: and the member shall be in default of this agreement. Subletting, including Air BNB and other short-term rental services, is strictly forbidden.



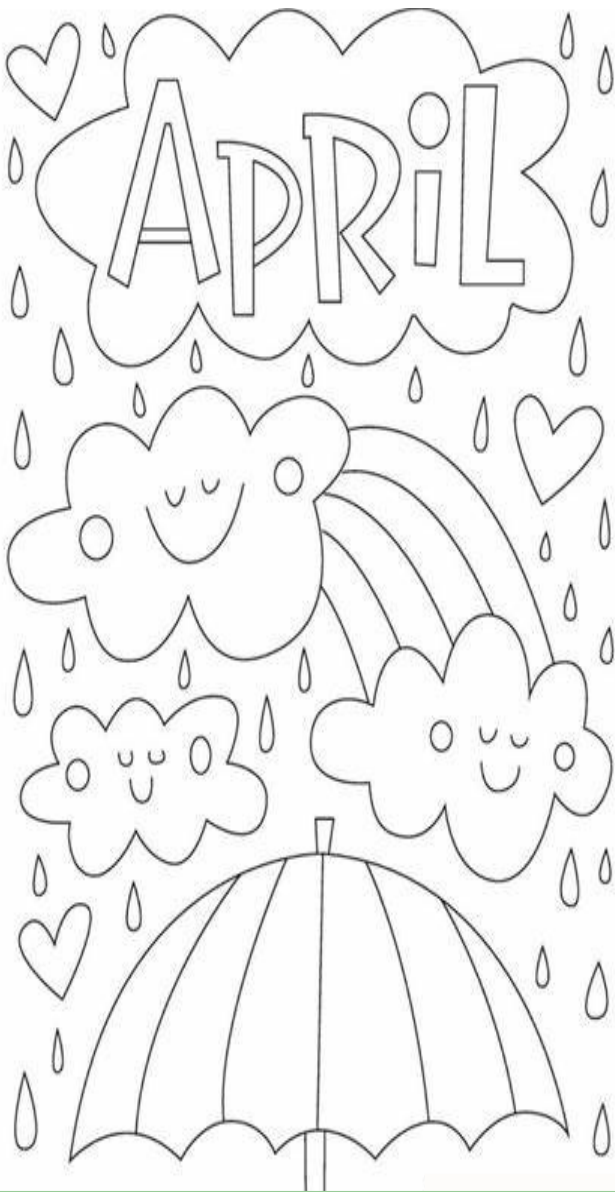
Spring Housekeeping Reminders!!!

- ◇ Please clean off your central air condenser units. Simply use a **low pressure setting** on your water hose to remove debris from around the unit. Failing to do so may result in expensive, irreparable damages.
- ◇ It is the members' responsibility to change their furnace filter. We suggest checking your filter on a monthly basis and replacing it when needed (when the filter is dirty enough to block the flow of air from the furnace) to avoid damage to the furnace and central air unit. Filters are available in the office at no charge.
- ◇ Make an extra effort to ensure your storm door is completely closed after entering/exiting to avoid expensive repairs or replacement. We suggest locking the back storm door as it is used less frequently.
- ◇ Bicycles and other toys must be stored in the back yards or indoors when not in use.
- ◇ Snow shovels are no longer needed (let us hope) and therefore should be stored inside the unit.
- ◇ Please be reminded that trees located on Cooperative grounds are the property of Branford and damages resulting from climbing or other improper activities is prohibited and will be the financial responsibility of the member.
- ◇ Memorial Day through Labor Day playgrounds will remain open until 9pm. Please review the playground policies and share those policies with all household members. We ask that you also remind all family members to respect the property of others, especially those members that reside near the designated playground areas. Damages to personal property may be grounds for reimbursement, fines and legal action.
- ◇ Cigarette butts should be placed in a suitable outdoor container and not left lying on the ground.



With the weather warming up (hooray!) we are sure to see an increase of children playing outside, riding bikes, skating, etc. Our goal is to keep Branford safe for all of our members, and want to remind everyone that the speed limit is 15 mph within the Cooperative. The Taylor Police Department has been given permission to issue tickets on the property. Members found violating the speed limit will be issued a \$100 fine. Please understand that this reminder is in no way excusing lack of parental supervision, so parents, please be vigilant and keep a close eye on your little ones! Help us maintain Branford as a safe, desirable, and beautiful community.





April Showers

S N Y V Y W E T A L O C O H C Z Q
 E J A T H D E F G N I N N I G E B
 K C D T H N N O T E K S A B M Q B
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 C A O B A S E B A L L O S M N E V

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|------------------|-----------|------------|----------------|
| April Fool's Day | Aries | Baseball | Basket |
| Beginning | Bloom | Bunny | Chicks |
| Chocolate | Earth Day | Easter | Flowers |
| Green | Grow | Jellybeans | Jokes |
| Planting | Plow | Puddles | Showers |
| Spring | Sun | Taurus | Warmer Weather |

Ensuring your assets are protected and easily transferable is crucial. By having an up-to-date Transfer of Death form, you can simplify the process for your loved ones in the event of your passing. Please take a moment to review your records and ensure your Transfer of Death form is current. Our office is here to assist with any questions or support you may need. The form is available on our website: liveatbranford.com or available for pick up in office.

◇ Pet owners: Kindly ensure that your annual city animal licenses have been submitted to the office. We have received complaints regarding owners not cleaning up after their pets and leaving their dogs outside attached to a tether. Please be courteous of your neighbors and pick up any waste from your pet. Also as a reminder that all pets must be on a leash (under the owners control) no longer than 10 feet at all times. Leashes/Chains can not be attached to anything inside or outside including trees, shrubs, meter boxes, or utility poles. Failure to comply will result in the following:

◇ 1st Offense: \$50 fine

◇ 2nd Offense: \$100 fine

◇ 3rd Offense: \$100 fine + Possible Eviction/Revocation of Pet Permit

◇ We've recently received complaints about trash disposal issues. Some members have expressed difficulty in properly disposing of their trash due to its proximity to the fence, as placed by the waste management company. We will address this concern with Waste Management to ensure that dumpsters are positioned more conveniently for our members. Your feedback is valuable in helping us maintain a smoothly functioning community.

April

2024

Branford Towne Houses Cooperative

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1	2	3	4	5	6
Carrying Charges Due April 1st	APRIL FOOLS DAY	WORLD Autism AWARENESS DAY	NATIONAL WALKING DAY	Line Dancing 12:30pm - 2:00pm @ Ford Senior Center 1st hour : easy steps, 2nd hour : advanced steps. Tickets are \$2 a person. Pay the instructor directly.	April 5th National Dandelion Day	
7	8	9	10	11	12	13
World Health Day	The 2024 Solar Eclipse	Taylor Public Library Textile Lab 5:30pm	Carrying charges must be received by 8am to avoid late fees.	Happy National Pet Day!	Night Golf Tournament 5:45pm - 11:00pm @ Taylor Meadows Golf Course Nine-hole scramble. Shotgun start. Registration opens March 1, 2024. Call (734) 287-2100 for pricing and more information.	INTERNATIONAL PLANT APPRECIATION DAY ...APRIL 13...
14	15	16	17	18	19	20
	APRIL 15 TAX DEADLINE	Taylor Public Library Textile Lab 5:30pm	Taylor Public Library Adult Book Club 6:00pm	NATIONAL HIGH FIVE DAY	Night Golf Tournament 5:45pm - 11:00pm @ Taylor Meadows Golf Course Nine-hole scramble. Shotgun start. Registration opens March 1, 2024. Call (734) 287-2100 for pricing and more information.	
21	22	23	24	25	26	27
	Earth Day April 22	WORLD Book Day	Shred Day August 24 9am-1pm Main Office Parking Lot	Taylor Public Library Internet Basics 1:00pm Writing Sessions 2:30pm Mommy and Me 6:00pm	Seniors Birthday Bash 12:30pm - 2:30pm @ Ford Senior Center Karaoke as well as cake and ice cream!	Celebrate Spring! 11:00am - 4:00pm @ Heritage Park Petting Farm Visit the animals and take a walk through the barn! Characters and springtime activities both days. Tickets are \$5 per person (1-year-old and under are free).
28	29	30	1	2	3	4
Celebrate Spring! 11:00am - 4:00pm @ Heritage Park Petting Farm Visit the animals and take a walk through the barn! Characters and springtime activities both days. Tickets are \$5 per person (1-year-old and under are free).	Taylor Public Library Hooks & Needles 11:00am Destress with Therapy Dogs 6:00pm	OATMEAL COOKIE DAY				

Contact Information

Phone: (313)292-0810 / After hours Emergency Maintenance: (313)292-4624

Emergency: Call 911

General Email: branfordcoop@gmail.com

Joy Greene Email: branfordcoopmanager@gmail.com

www.liveatbranford.com

Office Hours: 8:00am-6:00pm M-F / Phone Hours: 9:00am-5:00pm M-F