



# Community News

SPRING 2020

Peggy Jensen President

Gigi Marrow Treasurer

Shirley Dirtinger, Secretary

Tracy McIlroy, Director

## Inside this issue:

Seasonal Contract 1

Seasonal Reminders 1

Landscaping Reminders 2

Contractor Recommendation 2



## **COMMUNITY MANAGER:**

**Mrs. Kimberly Mosey**

**(248) 586-9700**

## **EMERGENCY CONTACT**

**Mrs. Kimberly Mosey**

**(248) 586-9700**

**Option 8**

**Extension 2**

**KC Property  
Service, LLC**

26711 Woodward Ave. Ste. 310  
Huntington Woods, MI 48070

**Office Hours:**

**Monday - Friday  
9:00am - 5:00pm**

**Email:**

**k.mosey@kcpropertyservice.com**

## COVID-19: 2020 Projects/Landscaping Contracts

Due to COVID-19 the Spring 2020 wood restoration project has been postponed. Once the governor's orders release painting contractors to work we will schedule the project.

Landscaping in our community such as lawn mowing, lawn fertilization, tree fertilization have been in idle. Once the governor's orders permits the contractors to begin work we will have service resume.

## Seasonal Reminders

- Keep your screens free of holes and tears. Having a patched screen is acceptable.
- Bikes need to be stored in the garage,
- Kids toys need to be contained in the garage or neatly in the patio/deck area.
- Gardening tools need to be stored in the garage
- Landscaping Materials need to be stored in the garage.
- No unsightly condition shall be maintained on the exterior of the condominium
- Only exterior furniture consistent with the season shall be used on the patio and porch.
- Pick up after your pets.
- Garage doors should be kept closed. In summer, doors can be raised 18 inches in daytime for purposes of ventilation. It is especially important in the winter to keep the garage door closed, as there are water pipes in the garage ceilings that can freeze if the door is left open for a lengthy period of time in colder weather.
- Residents are not permitted to store any trash, or trash containers on the front porch, near the AC units, or outside the garages.
- Trash is to be placed on the curb no earlier than 6:00 PM on Tuesday (or the evening before trash collection if a Holiday occurs). If you are out of town, DO NOT place your trash on the curb earlier than allowed. The trash is your responsibility and should be kept in your unit until the next trash collection date.
- Trash containers should be returned to the units no later than 8:00 P.M. the evening of trash collection. Containers residing in common areas after 8:00 P.M. will be subject to a violation.
- All existing sprinkling systems are the responsibility of the Co-owner. When purchasing a unit with an existing system, be aware the cost of repair and maintenance becomes your responsibility. You must adhere to the watering policy of Hidden Meadows Condominiums.
- Water only every other day. Do not water on Tuesdays (lawn cutting day). Do not water on the rainy days or the day after a rain. Water each zone for 25-30 minutes only. Co-owners without sprinkling systems are responsible for watering their immediate areas. MUNICIPAL WATERING RULES SUPERCEEDS ALL OF THE ABOVE.
- One bird feeder per unit. A bird feeder may be hung from a pole in an established LIMITED common area or hung from a tree branch in the GENERAL common elements. Feeders hanging from tree branches must not interfere with lawn cutters or passers-by. Spikes or nails may not be pounded into the trees for hanging purposes, nor may any bird feeder be attached to any part of the condominium building. Birdseed falling to the ground must be cleaned up frequently to deter rodents.





### **We need your E-MAIL!**

Please take a moment to ensure we have the most up-to-date information on file, including your e-mail address. Corresponding by mail is done on a limited basis because it is costly. Much of our Community communication can be done via e-mail. This includes Maintenance alerts, CRIME alerts, & more.

**ALL CONTACT INFO WILL REMAIN CONFIDENTIAL!!**

### **Landscaping Reminders**

#### **Landscaping—Bushes & Trees**

Existing bushes and trees may not be removed without prior written Association approval. Requests for additional bushes or trees, at Co-owners expense must also be submitted for approval. If the request is approved and planting is in a Limited Common area then the Co-owners is responsible for ongoing care of the bushes/trees or replacement if required. If planting is in a General Common area then the planting will be considered a General Common Element and will be maintained by the Association.

#### **Landscaping—Flowers**

Annual flowers may be planted in areas adjoining your unit that have been established as a tree or bush area. You are not permitted to expand into any area where sod is present without prior Association approval. If you plant flowers you will be responsible for the area maintenance. Keep in mind when planning, all vegetation must be at least six inches from the brick or wood on the buildings.

#### **Landscaping—Food Gardens**

No vegetable or fruit gardens permitted. This is necessary to deter rodents and other animals in our area.

#### **Landscaping—Bushes & Trees**

Garden bed edging material may only be used around established beds adjacent to the unit's foundation. The material used should be Black Diamond or landscape type brick edging. Natural edging is also permissible. If you are adding edging material neither the Association nor the landscapers are responsible for damage to the edging.

Note: Edging is not allowed in tree beds that are located in a General Common area.

**COVID-19: Social Distancing:** This indeed is a unique time in our Nation. Everyone has been impacted by the Global pandemic. Social Distancing is a repeated topic we are hearing from our Government as well as CDC. This will be encouraged throughout the year.

Being a multifamily dwelling we will experience contractors back on site. There are existing work orders in place waiting for clearance from the government to have vendors authorized to conduct the work necessary to have those work orders completed. Please use patience as we are working hard to have work orders completed timely.

We would like to confirm it is appropriate to request a contractor to use protective supplies while in your home. This can include a face mask & gloves. A lot of contractors will not have sanitizing equipment. This will be co-owner responsibility to sanitize your condominium as you see fit if a vendor does need to gain access to process a work order request. Exterior work orders will also be completed. We will encourage workers to wear masks and protective gear. However unless the government requires such, we cannot make it a requirement to perform work on our community common elements.

If you have concerns you are welcome to contact the management office at 248.586.9700.

**COVID-19: KCPS operations update:** KCPS will continue to be fully operational. We will be practicing Safe in Place measures throughout the year. At this time our office will remain closed to the public.

**When emailing or calling KCPS:** the assistant community managers can offer immediate assistance. We encourage each owner to contact:

Patti McKee: p.cadman@kcpropertyservice.com or

Natalia Monsalve: n.monsalve@kcpropertyservice.com

### **Community Member's**

### **Recommendations Section**

- Restore a Deck 248.482.0150

## **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 or after the holiday, pick up will be delayed one day that week.