



Strathmore Condominium Association Phase 1

IN THIS ISSUE

Welcome to the first newsletter of 2023

The Board looks forward to hearing from you in the future. Please do not hesitate to reach out to the Board if you have any questions or concerns.

If you have any suggestions or topics you would like to see added for future newsletters please feel free to drop us a email.

Board Of Directors
Strathmorecondo.board@gmail.com

The website has many resources that homeowners may find useful.

- Governing Documents
- School Info
- Utilities
- Financial Information
- Frequently asked questions

<https://strathmorehoa.com>

Our property management company, FVPM, has an online portal called Appfolio. Please contact FVPM or email the board if you do not have an account. Appfolio is used to pay your dues, submit maintenance requests, report violations, Architectural Plan submissions, and much more.

<https://fvpm.appfolio.com/connect>

Also available free on the Google App Store and Apple Store



Board Of Directors Updates

Board resignations and openings



Leeds Drain Cleanup

Update on garbage in the McBride drain.



Rules & Regulations Update

Kiddie pool clarification update

Openings on Board

Board Roles are determined by vote each year after the election.

1 Year Terms

Emily Fleener – President
 Open Board Position – Vice President
 Open Board Position – Treasurer
 Open Board Position – Secretary
 Open Board Position – Member at Large



We have had some resignations between January and July of 2023 so the Board is looking for new members. Please contact the Board at Strathmorecondo.board@gmail.com if you are interested. In the event of a vacancy, a new board member is determined by a majority vote of the remaining Board members.

Contacting the Board

All Board contact should be initiated with an email to Strathmorecondo.board@gmail.com.

Please be aware that if you are contacting the board it should be considered a non-emergency issue. For any emergency situations please contact FVPM directly at (586)-731-0100 or Macomb County Sheriff's department.

The board will do its best to answer your questions as quickly as possible. Expect a 5 business day turn around. Please also use App Folio for:

- Pay Dues
- Architectural Requests
- Feedback

McBride Drain Cleanup



Garbage will be cleaned up on the McBride drain. This drain runs behind the houses on Leeds.

Rules & Regulations Update



The Board of Directors has adapted the following Rules and Regulations for pools effective June 23, 2023: Kiddie pools are allowed. A kiddie pool is defined as no more than 23 inches deep and does not require a pump, filter and/or ladder.

Reminders

- Speed Limit**
 The Speed Limit is 25 miles per hour in the subdivisions. There are a lot of blind corners and kids in the neighborhood. Please slow down.
- Above Ground Pools**
 Above ground pools are not allowed. Only Kiddie pools with 23 inches of water or less and does not require a pump, filter, and/or ladder are allowed.
- Parking over the sidewalk** Please do not park your car in a manner that blocks the sidewalk. It is illegal to park across the sidewalk (unless a snow emergency has been declared). You can be ticketed by the Macomb County Sheriff's Department for failing to comply
- Snowplowing/ Snow Emergency**
 During snowfalls, please remove your car from the street. It makes it difficult for the snowplow to properly clear the streets. Remember we pay for this service out of our dues. Piles of snow left around unmoved cars can form ice clumps later damaging the plow.
- Violations**
 Reporting a Violation. Please email the Board and/or contact FVPM.
- Modification Requests**
 All exterior modifications including to the house or landscaping or adding any type of exterior structure must be approved by the board before commencing work. This is done by submitting an architectural plan in Appfolio. If you have any questions related to what is considered a modification request, please contact the Board.
- Trash Cans**
 Trash cans are not permitted to be in front of your house, only on the sides.
- Street Light Outages**
 At www.strathmorehoa.com under the contact me portion there is a section for reporting when the street lights are no longer working. A detailed map shows the location and number of each light pole to easily report any issue.
- Yearly Dues**
 Yearly HOA Dues of \$270 are due by March. A late fee will apply if paid after this date.
- Appfolio**
 Appfolio is used to pay your dues, report violations, submit architectural changes. Please contact FVPM if you need help setting up an account.
- Architectural Control**
 Please remember that as a member of the condo association, what you do to the exterior of your home is governed by our Strathmore Condominium Association Governing Documents. These can be found on www.strathmorehoa.com under documents in the top menu.
- FVPM provides us with community inspections and all residents not adhering to bylaws and architectural guidelines will be sent a warning letter. If compliance is not met, fines will begin to be levied.



FVPM is our property management company. This contract was updated in July and runs through 2025.

Services Provided by FVPM

Accounting

- Mail out all annual due statements
- Accounting Services
- Collect dues from all owners
- Monthly Accounting Reports of all transactions of the board

Vendor Management

- Help with the bidding process
- Help with legal advice and contracts

Bylaw Enforcement

- Inspections of entire subdivision
- Sending out violation letters and fines
- Keeping track of fines owed and paid

Contact Information for FVPM

- (586) 731-0100
- Monday - Friday 9 - 5 pm
- Login into your account on Appfolio <https://fvpm.appfolio.com/connect>

AROUND TOWN



Fireworks 2023

- Festa Italiana (July 14)
- New Haven Red Hot & Blue Festival (July 14)
- Fraser Lions Club Annual Carnival (July 23)
- Sterlingfest (July 27)
- Bass, Brews & BBQ Festival (July 28)



2023 Festivals

- Blake's Lavender Festival (July 14-16)
- Festa Italiana (July 14-16)
- Fraser Lions Club Carnival (July 20-23)
- Fraser Fiesta Parade (July 23)
- Sterlingfest (July 27-29)
- Bass, Brews & BBQ (July 28-30)

