

## **SIDEWALK REPAIRS PLANNED FOR 2020**

Your Board is planning on having the sidewalks inspected and repaired this Spring. The Association will be responsible for any of the sidewalks that are in the common areas. However, should sidewalks on your property be deemed by the Township to be in need of replacement, you will be responsible for that expense. You will have the option of going with the Contractor that the Board chooses or you may seek your own. This is in accord with the condominium by-laws on page 21 which states:

*(dd) Each owner shall install a sidewalk and shall maintain, repair and replace such sidewalk in accordance with the requirements of the Municipality.*

Canton Township (Sidewalk Ordinance and Repair Program) considers the following sidewalk deficiencies as requiring maintenance:

- Sidewalk sections with displacement of  $\frac{3}{4}$  in or higher between any 2 slabs
- In any five-linear-foot of sidewalk, more than 50 percent of the surface has scaled off to a depth of one-quarter inch or greater
- If spider cracking is visible and adjoining section (flag) needs to be removed.
- If the sidewalk has more than two cracks of one-quarter inch in width (or more) in any two linear feet of sidewalk section.
- If the concrete has settled, allowing water to pond to a depth of three-quarters inch or more.
- If any section of sidewalk is tilted from the outside edge toward the inside edge. The outside edge being the edge of the sidewalk nearest the street.
- Ramps that require adjustment in grade to meet the ADA Accessibility Guidelines (example the sidewalk ramps at White Hart and Tall Oak)

In general, any “defects that occur due to age deterioration, cracking, disintegration, root lifting and construction work activities” should be repaired.

Accordance with Township regulations, it is the duty of every owner of property to maintain and keep sidewalks and driveway in good repair.

Additional information is also available on the [www.tottenhamcommunity.com](http://www.tottenhamcommunity.com) website. If you have any questions or concerns, please feel free to email the board at [tottenhamHOA@gmail.com](mailto:tottenhamHOA@gmail.com)

### **HOA DUES NOTICE COMING SOON**

The 2020 notices will be mailed out soon. Some of the residents are behind in their dues. Be forewarned that we have contacted an attorney who will be aggressively working with us to clean up the past due bills. There will be additional legal fees attached to those whom we have to turn over to our attorney. If you know you are one of the offenders, contact George Taylor, Treasurer at 313.806.2860 immediately and you may save yourself a substantial increase in your necessary payment.

### **SPEEDERS LOOK OUT**

Due to an increase in complaints about speeding in our subdivision, we asked the Canton Police if drivers could be cited in the subdivision for excessive speed. Because we do have signs posted with the speed limit of 25 mph stated, you can be ticketed. Please be mindful of your speed and respectful of the posted speed limit. Your neighbors will appreciate it and you may just save yourself the cost of a ticket!

### **NO PARKING ALLOWED ON BOTH SIDES OF THE STREET**

We recently had an incident where one of our residents needed emergency medical help.

Fortunately, the Emergency Medical Services trucks were able to get to her.

Had there been vehicles parked on both sides of the street, as frequently occurs, there may have been tragic consequences.

Parking is only allowed on one side of the street and in a way that does not block mailboxes or fire hydrants. This is not a "suggestion." This is a requirement of our subdivision. The roads are too narrow to allow parking on both sides. Should you or your guest not abide by this, you may be cited and/or towed.