

2025

# SEPTEMBER

## Branford TowneHouses Cooperative

### What's New

- A \$25 monthly increase in carrying charges will take effect October 1, 2025. Please see the letter enclosed for more detailed information.
- The office will be closed on Monday, September 1, 2025 in observation of Labor Day. Normal business hours will resume on Tuesday, September 2, 2025.
- This will be the last month for annual inspections.
- House and Grounds inspections will continue. Please make sure that you are in compliance to avoid receiving those dreadful letters.
- We have seen an increase in electric bikes and scooters on property. The majority of instances include these fast moving machines being driven by young people. These are permitted on property. Keep in mind reckless driving, speeding, driving through parking lots and streets instead of on sidewalks will result in fines being issued to the member where the driver resides or is visiting.
- Please make sure to join us on Sunday, October 11, 2025 for the Fall Festival/Pumpkin Patch. Make sure to RSVP by Tuesday, October 7, 2025 indicating the number of people attending and the number of pumpkins requested. More detailed information is available in the newsletter.
- Timberline from Pittsburgh Paint is the color used for fences. Russett 705 is the color for Stain. Menards and Home Depot should be able to mix these colors for you.



*Did you know?..... September's name comes from the latin word septem, mean ing "seven". This month had originally been the seventh month of the early Roman calendar.*



Don't forget to visit our website at [www.liveatbranford.com](http://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 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 Pay Lease site where members can setup direct withdrawal for carrying charge payments.



## 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.

### 9702 Cornell St 2 Bedroom 1 Bath-Coming Soon

**Listed at \$59,900**

This is a well maintained cooperative unit of 744sq ft featuring 2 bedrooms and 1 bath with a basement. This home has been updated with 6 panel doors, granite kitchen counters, hard wood flooring in living room, stairs and hallway and includes washer and dryer. Cooperative provides an outdoor workout circuit for all ages with new play structures for our youngest members. There is a large playground area near walking paths through a small private wooded area. Electric vehicle charging stations and clubhouse rentals exclusively for our members. Monthly carrying charge is \$610 and includes gas, water, city taxes, lawn maintenance, maintenance services and snow removal. Must be cash sale, no loans, mortgages or payment plans permitted. Contact the office at 313 292 0810 to schedule a closing.

### 23467 Baker St 2 Bedroom 1.5Bath

**Listed at \$65,000**

This is a well maintained cooperative unit of 897 sq. ft featuring 2 bedrooms and 1.5 bath with a basement. You are invited to come take a look and envision the possibilities to make this space your very own home. Cooperative provides an outdoor workout circuit for all ages with new play structures for our youngest members. There is a large playground area near walking paths through a small private wooded area. Electric vehicle charging stations and clubhouse rentals exclusively for our members. Monthly carrying charge is \$610 and includes gas, water, city taxes, lawn maintenance, maintenance services and snow removal. Must be cash sale, no loans, mortgages or payment plans permitted.

Contact the office at 313 292 0810 to schedule a closing.



- Make an extra effort to ensure your storm doors are completely closed after entering/exiting to avoid expensive repairs or replacements. We suggest locking the back storm door as it is used less frequently.
- Be reminded that the trees located on Cooperative grounds are the property of Branford and damages resulting from climbing or other improper activities are prohibited and will be the financial responsibility of the member of record.
- Be sure to shut off the water supply to outdoor faucets using the shut offs located in the basement to avoid pipes bursting.
- No heat in cold months IS considered an emergency work order.
- Except for barbecue grills and patio furniture all other summer equipment such as bikes, toys, etc. must be removed from the patio or yard area by November 15<sup>th</sup> of each year. Pull weeds and bring your lawn areas in compliance with policy as to make things easier for you next spring.
- Vehicles without current license plates, inoperable, improperly parked or stored on property will be sought out and ticketed. Fines may be issued or vehicles towed at the vehicle owners' expense that are found to be in violation.
- It is the members responsibility to change their furnace filter. We suggest checking it on a monthly basis and changing it when necessary to avoid damage to the furnace and unnecessary repairs. Filters are available in the office at no charge, so please pick one up next time you are in the office or when paying your carrying charge.
- Please remove holiday decorations once the holiday is over.
- Cigarette butts should be placed in a suitable outdoor containers and not left lying on the ground.



## Recommended Insurance

As you are aware, members are held financially responsible for damages to their town-home other than repairs needed for "normal wear and tear". In the event of a fire or other significant claim, such costs are considerably high and are still the responsibility of the member. It is strongly recommended that members have some form of renters insurance to cover such costs. We recommend a HO-6 Condo Policy to ensure proper coverage.





**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 10<sup>th</sup> of the month. In the event the 10<sup>th</sup> is on a Saturday or Sunday, payment must be received no later than open of business on Monday the 11<sup>th</sup> or 12<sup>th</sup>. **Payments made after the 10th must be certified funds such as a money order or cashiers check.**

## Important Reminders



**House and Grounds** inspections will continue, 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:** The majority of unit inspections for 2025 have been completed and the remainder will be done this month. 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.

**\*\*\*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.

### Office Hours

Monday 8am-6pm

Tuesday 8am-6pm

Wednesday 1pm-6pm

Thursday 8am-6pm

Friday 8am-6pm

Saturday/Sunday closed

Calls answered 9am-5pm

Wednesday 1pm to 5pm

Hello  
September

# SEPTEMBER 11, 2001 NEVER FORGET

Observed the first Monday in September, Labor Day is an annual celebration of the social and economic achievements of American workers. The holiday is rooted in the late nineteenth century, when labor activists pushed for a federal holiday to recognize the many contributions workers have made to America's strength, prosperity, and well-being.

Before it was a federal holiday, Labor Day was recognized by labor activists and individual states. After municipal ordinances were passed in 1885 and 1886, a movement developed to secure state legislation. New York was the first state to introduce a bill, but Oregon was the first to pass a law recognizing Labor Day, on February 21, 1887. By 1894, 23 more states had adopted the holiday, and on June 28, 1894, Congress passed an act making the first Monday in September of each year a legal holiday.

Who first proposed the holiday for workers? It's not entirely clear, but two workers can make a solid claim to the Founder of Labor Day title. Some records show that in 1882, Peter J. McGuire, general secretary of the Brotherhood of Carpenters and Joiners and a co-founder of the American Federation of Labor, suggested setting aside a day for a "general holiday for the laboring classes" to honor those "who from rude nature have delved and carved all the grandeur we behold."

Many Americans celebrate Labor Day with parades, picnics and parties – festivities very similar to those outlined by the first proposal for a holiday, which suggested that the day should be observed with – a street parade to exhibit "the strength and esprit de corps of the trade and labor organizations" of the community, followed by a festival for the recreation and amusement of the workers and their families. This became the pattern for the celebrations of Labor Day.

American labor has raised the nation's standard of living and contributed to the greatest production the world has ever known and the labor movement has brought us closer to the realization of our traditional ideals of economic and political democracy. It is appropriate, therefore, that the nation pays tribute on Labor Day to the creator of so much of the nation's strength, freedom, and leadership – the American worker.

## Current Board of Directors

Crystal McIntosh

President

Leanne Tennyson

Vice President

Robert Epps

Vice President

Stephanie Baker

Secretary

Willyne Compton

Treasurer

## Branford Towne Houses Cooperative

August 27, 2025

Members of Branford Towne Houses Cooperative  
Taylor, Michigan 48180

Re: **Carrying Charge Increase effective October 1, 2025**

Dear Members:

We have had some significant increases in operating and replacement costs over the past year which requires us to **increase our carrying charges by \$25 per unit per month** effective October 1, 2025. This effective date may differ for our members currently participating in the voucher assistance program. Notification requirements differ between 60 to 90 days and most require the member to sign an acknowledgement of the increase.

The most notable increases in operating expenses for 2025 include the following:

1. Increase of \$45,720 in natural gas for heating.
2. Increase of \$10,000 water rates.
3. Increase of \$25,000 in real estate taxes.

Unfortunately, we cannot find additional measures to offset these rising costs and we must implement this increase.

The **new carrying charges** for each unit **effective October 1, 2025** are shown below:

<u>Style</u>	<u>Carrying Charges</u>	<u>Style</u>	<u>Carrying Charges</u>
J- One Bedroom	\$ 615	K- Two Bedroom	\$ 634
L- Two Bedroom	\$ 630	M- Two Bedroom	\$ 635
P- Three Bedroom	\$ 652	R- Three Bedroom	\$ 654
O- Two Bedroom	\$ 637	H- Two Bedroom	\$ 625

Sincerely,

**Board of Directors and Management**

# Branford Bulletin

It's that time of year again...time for our youngsters to go back to school to learn all they can to prepare them for the future!!! Wishing you all a wonderful school year.

Remember: "The future belongs to those who believe in the beauty of their dreams." Eleanor Roosevelt

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](mailto:branfordcoop@gmail.com).

# Branford Fall Festival Pumpkin Patch



Branford Members,

Come one come all and bring your little ones, older ones too, and join us at the Branford Dicie Martin Hall on the evening of October 11, 2025 from 5pm to 8pm. Enjoy a fall evening full of Branford fun at our very own Pumpkin Patch. Kids and Adults can pick their favorite pumpkins after enjoying the festivities galore.

Families can enjoy a cup of cider and a doughnut while sitting next to the bonfire watching the movie on the big screen. Members must RSVP by October 7th if you plan on attending just so we have an idea of how many to prepare for. Parents must accompany their children to the event. We want to create a nice relaxing family day for you so please come join us and your fellow members for a Fall Fun-filled Day.

## Current Staff

Joy Greene

Manager

Destiny Osborne

Office Assistant

Shannon Jones

Office Assistant

David Bennett

Lead Maintenance

Joseph Ramirez






Maintenance

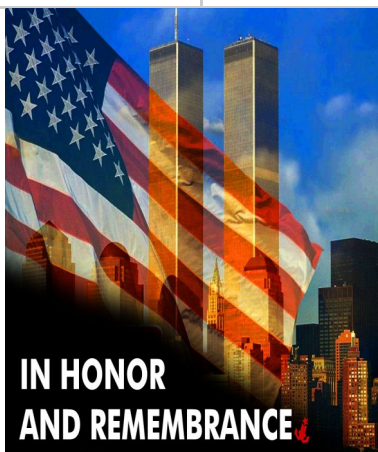
David Bennett Jr

Maintenance



# SEPTEMBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Office Closed 	2	3	4	5	6
7 	8	9	10 Carrying charges must be paid by 6pm to avoid late fees/ fines.	11 	12	13
14	15	16	17	18	19 	20
21 	22	23	24	25 	26	27
28 	29	30				



## Important Contact Information:

**Branford Office:** (313)292-0810

**Branford Fax:** (313)292-0620

**Branford Email:** [branfordcoop@gmail.com](mailto:branfordcoop@gmail.com)

**Emergency Maintenance {after hours, weekends, holidays}:** (313)292-4624

**Website:** [www.liveatbranford.com](http://www.liveatbranford.com)

**Emergency:** DIAL 911