



2025

## Branford Towne Houses Cooperative

- Members wanting to alter their units, i.e. removing carpet, changing floors, replacing counters, etc. **MUST COMPLETE** an **INSTALLATION/ALTERATION PERMIT** and have it approved **PRIOR TO WORK BEING DONE**.
- Members that have a security system must supply the office with a code. Security cameras are **NOT** permitted on the exterior of buildings.
- House and Grounds inspections have begun. Members that have received prior violation notifications are subject to fines if additional notices are needed. Please review your policies to ensure your area is in compliance with current policies to avoid letters, and/ or fines.
- Please contact the office in the event translation services are needed for letters/forms.
- Office will be closed on Thursday, June 19, 2025 in observance of "Juneteenth".
- Insulation installation has been completed. Those that were not prepared for work, may still need work done. More information to come.
- Paint and Pour for our members 50 and over will be held on June 10th at 6:30pm . Must RSVP by June 6th 5pm if your interested.
- We will be painting the curbs, parking spaces, and such throughout the summer. To prepare, we will be looking for and placing a violation sticker for towing on vehicles improperly parked/stored/found on Branford property. Review you polices to ensure compliance.

**CELEBRATE**  
**FAMILY+FRIENDS**  
**LOVE+LIFE**  
**EQUALITY+RESPECT**  
**PRIDE**  
**+JOY**

Pride Month is so important because it marks the start of huge change within the **LGBT+** community, as well as the wider societal implications. Although attitudes and injustice still remain, we have come a long way since the riots of 1969 and by continuing in this long standing tradition we continue to raise awareness, improve the attitudes of society and encourage inclusiveness. It is a movement that celebrates sexual diversity. For lesbian, gay, bisexual and transgender (**LGBT**) people it is a way of protesting about discrimination and violence. It promotes their dignity, equal rights, self-affirmation and is a way of increasing society's awareness of the issues they face. Known as the "Mother of Pride", it was Brenda Howard who coordinated the first **LGBT** Pride march. As well as sparking the idea for a week of events around Pride Day. These events then developed into the annual **LGBT** celebrations held every June.



On “Freedom’s Eve” or the eve of January 1, 1863, the first Watch Night Services took place, enslaved and free African Americans gathered in churches and private homes all across the country awaiting news that the Emancipation Proclamation had taken effect. At the stroke of midnight, prayers were answered as all enslaved people in Confederate States were declared legally free. Union soldiers, many of whom were black, marched onto plantations and across cities in the south reading small copies of the Emancipation Proclamation spreading the news of freedom in Confederate States. Only through the Thirteenth Amendment did emancipation end slavery throughout the United States.

But not everyone in Confederate territory would immediately be free. Even though the Emancipation Proclamation was made in 1863, it could not be implemented in places still under Confederate control. As a result, in the westernmost Confederate state of Texas, enslaved people would not be free until much later. Freedom finally came on June 19, 1865, when some 2,000 Union troops arrived in Galveston Bay, Texas. The army announced that the more than 250,000 enslaved black people in the state were free by executive decree. This day came to be known as “Juneteenth”, by the newly freed people in Texas.

The post-emancipation period known as Reconstruction (1865-1877) marked an era of great hope, uncertainty, and struggle for the nation as a whole. Formerly enslaved people immediately sought to reunify families, establish schools, run for political office, push radical legislation and even sue slaveholders for compensation. Given the 200+ years of enslavement, such changes were nothing short of amazing. Not even a generation out of slavery, African Americans were inspired and empowered to transform their lives and their country. Juneteenth marks our country’s second independence day. Although, it has long celebrated in the African American community, this monumental event remains largely unknown to most Americans. The historical legacy of Juneteenth shows the value of never giving up hope in uncertain times. The National Museum of African American History and Culture is a community space where this spirit of hope lives on. A place where historical events like Juneteenth are shared and new stories with equal urgency are told.

On June 17, 2021, it officially became a federal holiday. Photo: Emancipation Day Celebration, June 19, 1900 held in “East Woods” on East 24th Street in Austin, Texas. Credit Austin History Center.





# Spring

- 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.
- 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.
- 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.
- Cigarette butts should be placed in a suitable outdoor container and not left lying on the ground.



## LOUD CAR RADIO

In Section 6.6 Noise of the Rules and Regulations it states, "It is a violation of the Rules and Regulations to engage in conduct that violates the residential noise ordinance for the City of Taylor. No person is to make, continue or cause to be made or continue any excessive, unnecessary or unusually loud noise, or any noise, that either annoys, disturbs, injures or endangers the comfort, repose health, peace, or safety of others. We ask you to be considerate and kind to your neighbors by turning down the car radio when entering the parking areas at any time during the day or night."



**Member Appreciation Picnic**  
**Saturday, August 16th 12:00pm– 3:00pm (subject to change)**



**Raffles, food, soda, music and tons of fun!!!**

## **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.

## PROHIBITION TO THE USE AND CULTIVATION OF MARIJUANA OR MEDICAL MARIJUANA

**“Members, family members, and/or guests are prohibited from smoking marijuana or medical marijuana in or around the premises of their townhome. Members are also prohibited from the cultivation of marijuana. Such violations are considered a material violation of the Occupancy Agreement. This provision is pursuant to Michigan Statute MCL 333.26427(C)(3).”**

Members need to be aware of the new policy as written above. You can find this policy in both the Rules and Regulations and the Occupancy Agreement. We understand that members may have a need and qualification for medical marijuana, however, the Cooperative is within its right and within the law to prohibit **smoking** marijuana in units, outside of units or anywhere on Cooperative property. Forms of medicinal marijuana, that do NOT interfere with your neighbors right to enjoy their home, are permitted so long as a member of your household (as certified with the office) has a valid medical marijuana card. We appreciate your understanding and cooperation.



# Branford Bulletin

Contact Laurie via text at 313 808 7635 if interested. Must pick up. Chair is \$50 32x 32 picture is \$23

23538 Baker St – New membership for sale 2bdrm 1.5 bath. 744 sq ft listed at \$70,000. Go to our website [www.liveatbranford.com](http://www.liveatbranford.com) for more information.





**Recommended Insurance** As you are aware, members are held financially responsible for damages to their townhome 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.

## Current Board of Directors

Crystal McIntosh  
Leanne Tennyson  
Robert Epps  
Stephanie Baker  
Willyne Compton

President  
Vice President  
Vice President  
Secretary  
Treasurer



## Important Reminders

**House and Grounds** inspections have begun so please have your areas in compliance with current policies to avoid those dreaded letters.

**Emergency Work Orders:** Members should call 313-292-4624 for emergency work orders after 5pm. 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 .

**Annual Inspections** have been started. This month we will be working in buildings 8, 9, 16, and 15. Notices were sent out in May of 2025. It is imperative members call work orders into the office. Failing to report issues may result in the cost of repairs will be the members responsibility. July inspections= Bldgs 5,11 and 14, August=3, 12, 13, 25 and Sept=21,22, 23 and 24.

**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. 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 theses 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 member's 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 owner's expense. Members are permitted to have one vehicle per licensed approved occupant. Changes in vehicles must be reported along with a copy of the registration and insurance.

**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 in bite sized pieces so as not to overwork the machine. Please use a lint tarpon the washer hose that goes into the laundry tub from the washer. After rinsing off things such as paintbrushes 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.

The onset of warmer temperatures is a long anticipated and welcome change, especially for the younger members of our community. We are sure to see an increase in outdoor activities including bike riding, playing, skating, etc. Let us remember the speed limit is 15 mph within the Cooperative. Please be mindful and obey the posted speed limit. The Taylor Police Department has been given permission to issue tickets on the property. **Members found to be violating the speed limit will be fined \$100.** Please understand this reminder is in no way excusing lack of parental supervision. Help us maintain Branford as a safe, desirable and beautiful community.



## **Congratulations Graduating Class of 2025!!!**

"You believed you could, so you did"

Be proud of yourselves, all your hard work has paid off. Wishing you the very best in whatever pathway you have chosen to walk.

### **Current Staff**

**Joy Greene**

**Destiny Osborne**

**Shannon Jones**

**David Bennett**

**Joseph Ramirez**

**David Bennett Jr.**

**Manager**

**Office Assistant**

**Office Assistant**

**Lead Maintenance**

**Maintenance**

**Maintenance**



# June

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

 **Happy Father's Day!**

## 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

**Emergency: DIAL 911**

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