

# February



## Branford Towne Houses Cooperative

### What's New?

- WINTER IS HERE...Snow may be coming sooner rather than later. With that thought in mind we will continue with random checks on the property looking for vehicles found to be non-compliant with current policy. Do not park bumpers over the sidewalk as this interferes with the maintenance teams ability to properly plow the sidewalk.
- Please be sure to register any new vehicles with the office to obtain a Branford parking permit. Members are permitted one vehicle per licensed driver in the home. Only vehicles with a Branford Parking permit may park in numbered or Resident spaces. Vehicles with expired plates, inoperable or improperly parked, uninsured, may be towed without notice at the vehicle owners' expense.
- **Be sure to update any changes to phone numbers or email addresses with the office. Be reminded, in order to receive text messages via the OneCallNow Service, members must first answer the introduction text giving permission for the service to send future texts.**
- The form used for taxes are available in the office for pick up. We do not mail these forms to members. Additionally, the form will be on our website: <https://liveatbranford.com/>.
- Pet owners and those members with service animals have until January 31st, 2025 to bring in an updated copy of the 2025 city pet license. Members failing to do so are subject to a \$100 fine.
- The Annual Board Meeting is next month. There are two seats open this year. If you are interested in running, please bring your resume to the office. Resumes must be received by February 24, 2025.
- Reminder...Office hours are as follows Monday, Tuesday, Thursday, Friday 8am-6pm with phones answered 9am-5pm. Wednesday hours are 1pm-6pm. Maintenance hours are Monday through Friday 9am to 5pm.
- The office will be closed on Monday, February 17th for Presidents Day.

# ANNUAL MEETING



For all of our members  
Wednesday, March 19, 2025 at  
7:00p.m.  
Location: Dicie Martin Hall  
(Branford Clubhouse)



Black History Month is a time to honor the rich heritage, achievements, and resilience of African Americans throughout history. It's an opportunity to reflect on the struggles and triumphs of the past and to celebrate the contributions that have shaped our society today.

From the courageous leaders of the civil rights movement to the groundbreaking artists, scientists, and innovators, Black history is woven into the fabric of America. It's a reminder of the importance of diversity, equality, and inclusion in our collective narrative. Black History Month is all about keeping Black history alive through education and celebration.

Black History Month in 2025 celebrates the theme "African Americans, and Labor", focuses on the various and profound ways that work and working of all kinds- free and unfree, skilled, and unskilled, vocational and voluntary- intersect with the collective experiences of Black People.

## 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.



### 9720 Pine St 3 Bedroom 1.5 Bath

Listed at \$100,000

This is a well maintained cooperative unit of 936sq. ft featuring 3 bedrooms and 1.5 bath with a basement. The unit has been freshly painted, new flooring, marble flooring in basement and full bathroom, recessed lighting throughout, rainfall shower head and massage body jets, jacuzzi tub. Must see!!! 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 \$627 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 cooperative office at 313 292 0810 for more information.

### 23419 Baker St 1 Bedroom 1 Bath

Listed at \$53,900

This is a well maintained cooperative unit of 604sq. ft featuring 1 bedroom and 1 bath with a basement. The unit has been freshly painted, hardwood floors have been refinished, new carpeting in bedroom, 6 panel doors, granite countertops in kitchen and bathroom, new flooring in kitchen and a privacy fence. Must see!!! 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 \$627 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 cooperative office at 313 292 0810 for more information



## Current Board of Directors

Crystal McIntosh

President

Leanne Tennyson

Vice President

Robert Epps

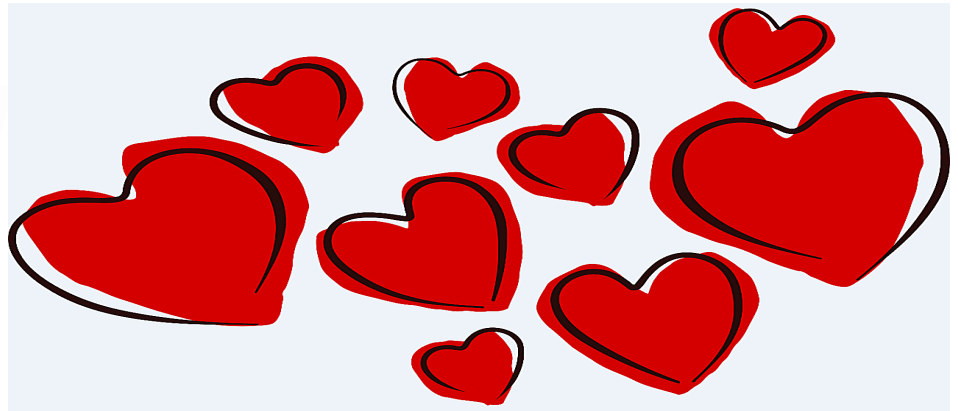
Vice President

Stephanie Baker

Secretary

Willyne Compton

Treasurer



We have noticed that there's been an abundance of speeding throughout the parking lots and our community. We want to remind everyone that the speed limit is **15 mph** within Branford Cooperative. The Taylor Police Department has been given permission to issue tickets on the property. **Members found violating the speed limit will be issued a \$100 fine.**

# SNOW PLOWING



Winter is here and we would like to take this opportunity to remind our members of some winter procedures regarding snow. Be reminded staff will continue to look for vehicles that have expired plates, found inoperable, stored on property, etc. These vehicles will be towed from the property at the vehicle owners' expense. When less than 4 inches of snow is forecast, maintenance staff will be out to clear the main roads and entrances to parking lots.

In the event 4 or more inches of snow are expected, staff will plow parking spaces as well. They will first completely clear the main roads and parking lot entrances before plowing parking spaces. Members are responsible to have their vehicles moved to allow staff access to plow these areas. This includes vehicles belonging to other household members and guests.

Staff will blow the truck horn when they can plow your area as we must remove the snow then lay salt to avoid possible slip and fall hazards. **DO NOT MOVE** your vehicle until you hear the horns. Members must move their vehicles in a timely fashion (within 10 min) after hearing the horn. Members may park in any **RESIDENT** space that would not interfere with the areas currently being plowed. The center area of the large parking lots would also be permissible. Be sure to move your vehicle back to your space as soon as the plow truck has moved from the area to allow space for fellow members. **DO NOT PARK IN FIRE LANES** or other areas designated as no parking.

**PLEASE KEEP YOUR BUMPER AT LEAST ONE FOOT AWAY FROM THE CURB WHEN PARKING!**

This will allow ample room for the tractor that is used to plow the sidewalks. We will make every effort to avoid damaging a vehicle however members must also make such efforts to ensure damages do not occur.

Vehicles that have not moved will have a violation sticker placed on the window. A \$25 fine will be added to the account of members failing to comply with the snow removal procedures. Those vehicles that remain after 24 hours have passed will be towed at the vehicle owners' expense. Vehicles found to be inoperable, without current plates or insurance, or those in violation of Branford policy may be towed with no warning.

Members planning an out of town trip during the winter months should make arrangements in regards to vehicles that will be remaining on property. It is suggested to store the vehicle off site at a relatives' home or have a trusted neighbor hold the keys for you just in case. Our priority must be safety and therefore vehicles found to interfere with the efforts to maintain the property in a safe manner will be removed.

Members are responsible to remove ice and snow from their porch and walkway leading to the sidewalk. We will continue to provide snow shoveling services at no cost for our elderly members and for those that are physically unable to do so that have no other residing in the unit that can perform the task.

Due to insurance reasons, staff members are not permitted to move a members' vehicle. We do understand it can be physically challenging to navigate after it snows especially for the elderly and physically challenged. For those members, we suggest moving their vehicles before the snow is predicted to arrive.

We thank you all in advance for your cooperation.

## Current Staff

Joy Greene	Manager
Destiny Osborne	Office Assistant
Shannon Jones	Office Assistant
David Bennett	Lead Maintenance
Joseph Ramirez	Maintenance
David Bennett Jr	Maintenance



- 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 shutoff 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 moved by November 15th 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 owner's 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.
- During the winter months, members observed leaving windows/doors open for periods exceeding one half hour are subject to fines.





## Important Reminders

- Carrying charges are due on the 1st of each month. Late fees/fines will be assessed on **all payments** received after close of business on the 10th of the month in person or online. In the event the 10th is on a Saturday or Sunday, payment must be received no later than 8am on Monday the 11th or 12th. **Payments made after the 10th must be certified funds such as a money order or certified cashier's check.**
- **Emergency Work Orders:** Members should call 313-292-4624 for emergency work orders after 5pm and before 9am Monday-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). Members will be fined \$250 for tampering with their smoke detector in any way including battery replacement. Please refer to your rules and regulations for more specific information.
- **Please be reminded that parking in fire lanes for any purpose or length of time is NOT permitted.** Fines of \$50 will be issued for such violations and/or vehicle towed off property at the vehicle owners expense.
- **Annual Inspections:** The unit inspections have been completed. Inspections will begin again in April for those buildings not done last year. 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 the 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 included 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.
- **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 to 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 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.

# Branford Bulletin



Black History Month is an annual observance originating in the United States, where it is also known as African-American History Month. It is celebrated the entire month to recognize African-American history and achievements. It's celebrated in February in the United States and Canada, while in Ireland and the United Kingdom it is observed in October.



## Volunteers Needed

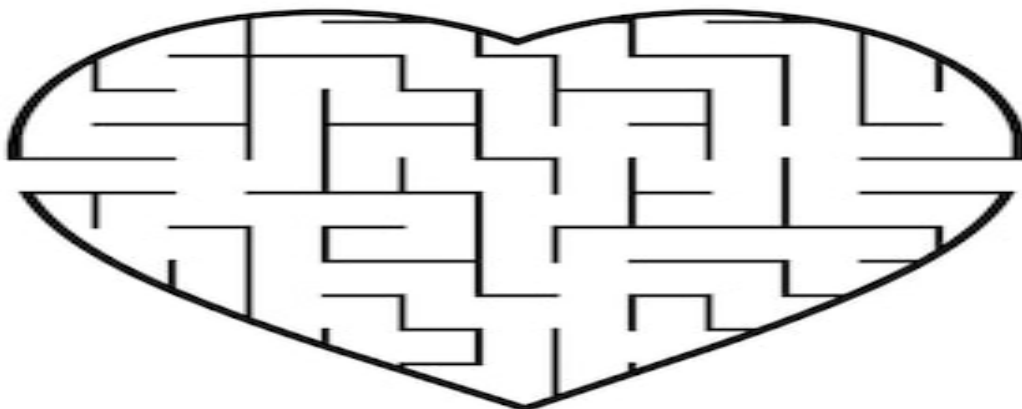
Anyone interested in volunteering to assist seniors with snow removal. Please contact the office.




The 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)

## Did you know?

February is named after a Roman purification festival called februa, which occurred around the fifteenth of this month. Februa literally means “**month of cleansing**” – a fitting title considering that February was once the last month of the year.



# February 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 Carrying Charges Due
2 	3	4	5	6	7	8
9	10 Carrying charges must be received by 6pm to avoid late fee/fines	11	12	13	14 <i>Happy Valentine's Day</i>	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

## Contact Information

Phone: 313.292.0810 After hours Emergency Maintenance: 313.292.4624

Emergency: 911

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

Joy Greene Email: [branfordcoopmanager@gmail.com](mailto:branfordcoopmanager@gmail.com)

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