

February 2026

Branford Towne Houses Cooperative

What's New?

- **A COUPLE REMINDERS:** For snow plowing, please wait for the One Call Now notification before moving your vehicles. Moving vehicles ahead of time will interfere with plowing. For trash disposal, please do not overfill the dumpsters. If a dumpster is full, kindly use another available dumpster.
- **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, 2026.**
 - **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
- **House and Grounds for Seniors:** We regret to inform you that our services for exterior grounds maintenance, including front, back, and side areas of units, will no longer be provided to senior members and those with disabilities. We are currently seeking volunteers willing to be on call for snow shoveling assistance to our seniors. Kindly contact the office if you are available to contribute.
- 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.
- **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/>.**
- The office will be closed February 16, 2026 for Presidents Day. Normal business hours will resume February 17.
- **Pet owners and those members with service animals had until January 31st, 2026 to bring in an updated copy of the 2026 city pet license. Members failing to do so are subject to a \$100 fine. If you need more time let the office know.**

ANNUAL MEETING



For all our members

Wednesday, March 18th, 2026 at 7pm

Location: Dicie Martin Hall

(Branford Clubhouse)

2 Seats will be Available!

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.



1 BEDROOM 1 BATH 9731 CORNELL ST.- \$56,900

604 sq. ft featuring 1 bedroom and 1 bath with a basement. Carpeting has been freshly cleaned, fresh paint, washer and dryer stay with unit as well as some other updated features. Monthly carrying charge is \$615 and includes gas, water, city taxes, lawn maintenance, maintenance services and snow removal. Must be cash sale, no loans, mortgages or payment plans permitted.

2 BEDROOM 1.5 BATH 9690 CORNELL ST.- \$69,900

897 sq. ft featuring 2 bedrooms and 1.5 bath(s) with a basement. The home has been freshly painted, flooring has also been updated. The washer will stay with the unit as will the blinds. Monthly carrying charge is \$635 and includes gas, water, city taxes, lawn maintenance, maintenance services and snow removal. Must be cash sale, no loans, mortgages or payment plans permitted.

COMING SOON: 2 BEDROOM 1.5 BATH 23403 BAKER ST.

744 sq. ft featuring 2 bedroom and 1.5 bath with a basement. Monthly carrying charge is \$630 and includes gas, water, city taxes, lawn maintenance, maintenance services and snow removal. Must be cash sale, no loans, mortgages or payment plans permitted.

BLACK HISTORY MONTH

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 2026 celebrates the theme 'AFRICAN AMERICANS AND THE ARTS,' shining a spotlight on the profound impact of African American artists, musicians, writers, and performers throughout history. This theme highlights the vital role of the arts in shaping cultural identity, sparking social change, and fostering connections across communities.



Current Board of Directors

Crystal McIntosh

President

Leanne Tennyson

Vice President

Robert Epps

Vice President

Stephanie Baker

Secretary

Willyne Compton

Treasurer



- 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 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 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.

- Holiday decorations look wonderful, however we ask members to remove the decorations once the holiday is over. Christmas decorations must be removed by January 15, 2026.

- During the winter months, members observed leaving windows/doors open for periods exceeding one half hour are subject to fines.

TRASH/DUMPSTERS/30 YARD



It appears a reminder to our membership is required regarding proper trash disposal. Please review the following and comply with current policy.

- Throughout the current festive season, kindly ensure the placement of larger trash and boxes in the designated 30-yard container.
- Trash must be placed in TIED PLASTIC BAGS and placed INSIDE THE DUMPSTER.
- Members should THROW THEIR BAG TO THE BACK OF THE DUMPSTER to ensure ROOM FOR THEIR FELLOW MEMBERS THAT COME AFTER THEM!!! Be considerate.
- Dumpsters are not for your family members that do not live on property to use, this includes the 30 yard dumpster.
- In the event the 30 yard dumpster is not available -in other words if the gate is locked– do not leave your item in front of, next to or in the vicinity of the fence, do not throw the trash over the fence. The 30 yard is locked when it is full and cannot be used. Please remember the Board decided many years ago to have a 30 yard on property for our members to use instead of having to take large items to the city dump. It is a convenience and shouldn't be abused.
- Members should instruct any person that is throwing garbage bags into the dumpster of the trash policy, this includes your children, visitors, baby sitters, etc.
- If the dumpster nearest your unit is full, do not leave trash on top of or next to the dumpster, members should use a different dumpster.
- Trash bags must be taken directly to the dumpster and not placed on porches, in yards, etc.
- Large items such as boxes, furniture **must be placed in** the 30 yard dumpster. Members that are moving and have a large volume of garbage must use the 30 yard dumpster as well. Members will be charged the cost to have a dumpster emptied that has been over filled.

Please know that staff would love to never have to send a trash fine to any member ever again. It's never an enjoyable time to have to dig through someone's trash bag looking for a name, nor is it fun to go behind that lazy person that just didn't want to throw their couch or chair into the 30 yard and just left it for staff to do, or have to go behind and push the garbage bags to the back of the dumpster because someone is inconsiderate and doesn't care about their fellow member. However, fines will continue to be sent so long as members continue to violate policy. The first trash fine is \$50 , the second and any thereafter is \$100 with possible legal action.



SNOW PLOWING

- Winter is fast approaching 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.

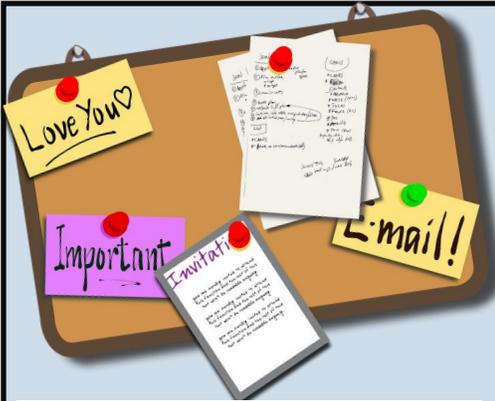
- **In the event 4 or more inches of snow are expected, staff will plow parking spaces as well. They will first completely clear the main roads and parking lot entrances before plowing parking spaces. Members are responsible to have their vehicles moved to allow staff access to plow these areas. This 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. Stay clear of the plow trucks while they are actively plowing. **DO NOT** go back into the area until the trucks are completely gone from the area.
- 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.

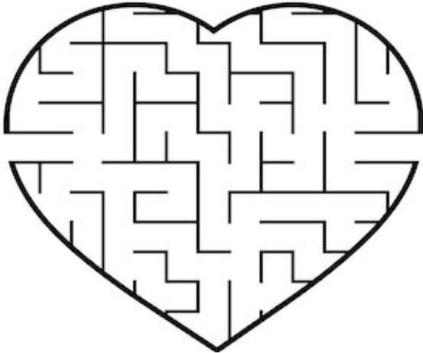
- Vehicles that have not moved will have a violation sticker placed on the window. A \$25 fine will be added to the account of members failing to comply with the snow removal procedures. Those vehicles that remain after 24 hours have passed will be towed at the vehicle owners' expense. Vehicles found 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 and wish you all a happy and safe holiday season.

Branford Bulletin



Valentine's Day Maze



The future belongs to those who prepare for it today.

MALCOLM X

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.

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 10th of the month. 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 cash-



Black History Month

Black History Month is an annual observance originating in the United States, where it is also known as African-American History Month. It is a monthlong celebration of African American history and achievement. It is celebrated in February in the United States and Canada, while in Ireland and the United Kingdom it is observed in October.

Current Staff

Joy Greene	Manager
Destiny Osborne	Office
Shannon Jones	Office
David Bennett	Lead Maintenance
Joseph Tierney	Maintenance
David Bennett Jr.	Maintenance

Important Reminders



House and Grounds: inspections will begin in April of 2026, 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: In April of 2026, members will begin receiving a letter in the mail letting them know what month we will be doing their specific unit. Inspections will be done every other 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 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.

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.

February

SUN	MON	TUE	WED	THU	FRI	SAT
1 Carrying Charges Due	2  Happy groundhog DAY	3	4 	5	6 	7
8	9	10 Carrying Charges must be in by 6:00pm	11	12 	13	14 
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: Call 911

General Email: branfordcoop@gmail.com

Joy Greene Email: branfordcoopmanager@gmail.com

Website: www.liveatbranford.com



AFRICAN-AMERICAN
HISTORY MONTH

