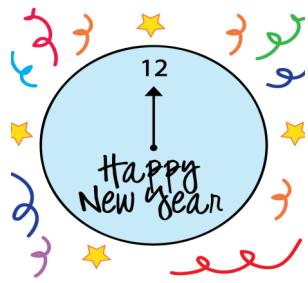




# January

2026



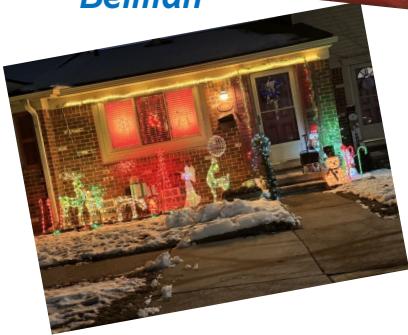
## Branford Towne Houses Cooperative



**1st Place**  
**Cleveland**  
**Bonds**



**2nd Place**  
**Mechelle**  
**Berry-**  
**Belman**



**3rd Place**  
**Robin**  
**Scarcelli**

## Annual Board Meeting

For all our members

**Wednesday, March 18, 2026 at**  
**7pm**

**Location: Dicie Martin Hall**  
**(Branford Clubhouse)**

**We have 2 seats available this year. You must be a member for at least 1 year and be in good standing to run.**

### What's New?

•**Congratulations to Branford's Holiday Decoration Contest winners!!!** A big thank you to all the creative individuals who adorned our community, adding festive magic to the season. Thanks for making it a joy for everyone!

•**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 not 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.

•The office will be closed on Monday, January 19th 2026, in observance of Martin Luther King Jr. Day.

•**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. There are kiosks located in Meijer and in the Secretary State where people can renew their plates/registrations immediately.

•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 will be 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 form is usually ready by the end of January or beginning of February. The office will make an announcement via OneCallNow as soon as it is ready.

•Pet owners and those members with service animals have until January 31 2026 to bring in an updated copy of the 2026 city pet license. Members failing to do so are subject to a \$100 fine.

# 2025 Membership Activities Recap!!!



Annual Fall Festival!



Christmas Movie  
Night!



Ugly Christmas  
Sweater Bingo  
Night!



## Current Board of Directors

Crystal McIntosh

President

Leanne Tennyson

Vice President

Robert Epps

Vice President

Stephanie Baker

Secretary

Willyne Compton

Treasurer

WINTER  
IS COMING



- 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.
- Holiday decorations look wonderful, however we ask members to remove the decorations once the holiday is over. Christmas decorations must be removed by January 15th.
- During the winter months, members observed leaving windows/doors open for periods exceeding one half hour are subject to fines.

## 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.



**9731 Cornell Street 1 Bedroom 1 bath**

**LISTED AT \$59,900**

This is a well maintained cooperative unit of 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. 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 club-house rentals exclusively for our members. 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.

**COMING SOON**

**23403 Baker Street 2 Bedroom 1 1/2 bath**

### Current Staff

Joy Greene

Manager

Destiny Osborne

Office

Shannon Jones

Office

David Bennett

Lead Maintenance

Joseph Tierney

Maintenance

David Bennett Jr.

Maintenance

# 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.

**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. Unfortunately we do not provide snow shoveling services for our senior members and for those that are physically unable to do so anymore. We are still seeking volunteers to do so.

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



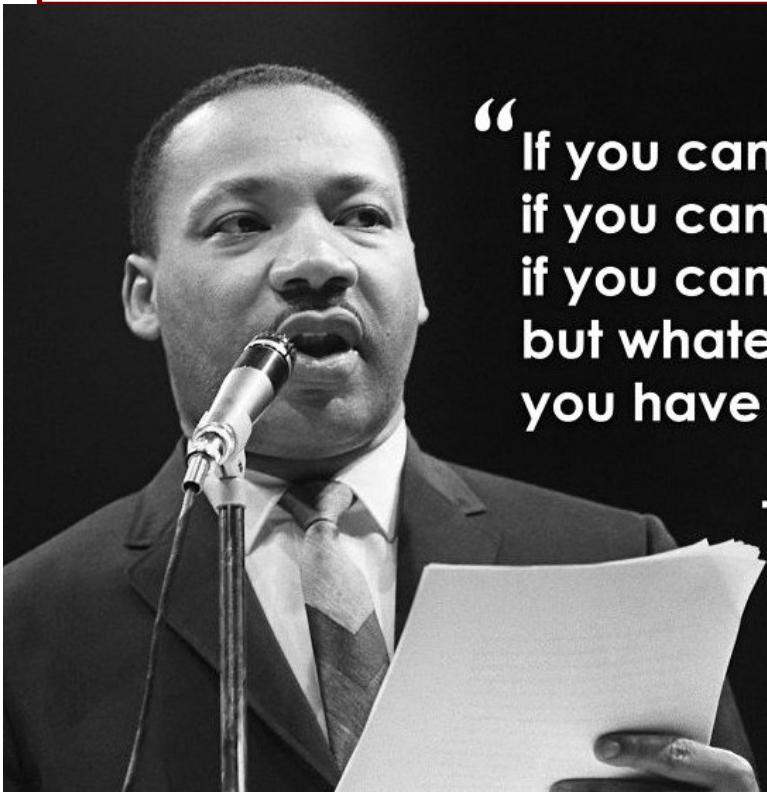
This space in the newsletter is reserved for our members to send messages to their fellow members. This may include a post about items they wish to sell or give away, or a heartfelt birthday wish. Please contact the office or send an email to [branfordcoop@gmail.com](mailto:branfordcoop@gmail.com).

**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 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.**



**“If you can't fly, then run,  
if you can't run, then walk,  
if you can't walk, then crawl,  
but whatever you do,  
you have to keep moving forward.**

**— Martin Luther King Jr.**



## A LETTER TO THE MEMBERS

Dear Valued Member,

As we are starting a new year, we want to take a moment to thank you for being a valued member of Branford Towne Houses Cooperative. Your continued support and involvement is what makes our co-op strong, and we are truly grateful to have you as a part of our community.

The year ahead brings exciting opportunities for growth, collaboration, and continued commitment to the values that matter most to our members. We remain dedicated to providing quality service, strengthening our cooperative efforts, and ensuring that the needs and voices of our members remain at the heart of everything we do.

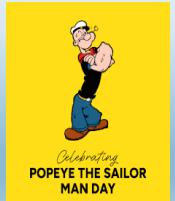
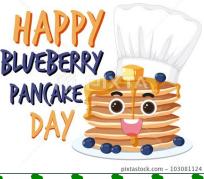
Together, we look forward to building on the progress we've made and embracing new possibilities in the coming year. Thank you for your trust, loyalty, and participation in Branford. We are excited for what lies ahead and are proud to move forward with you by our side.

Wishing you a happy, healthy, and successful year ahead.

Warm regards,  
Branford Board of Directors



# JANUARY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			<b>New Year's Eve</b>	1 Office Closed New Year's Day Carrying Charges Due	2	3
4 	5	6	7	8 	9	10
11	12 Carrying charges must be received by 8am to avoid late fees.	13	14 	15	16	17 
18	19 	20	21	22	23 	24
25	26	27	28 	29	30	31 

#### 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