



# September



# 2024

## Branford Towne Houses Cooperative

- The office will be closed to the public each Wednesday from 8am to 1pm. Emergency work orders can be placed by leaving a message or via the direct connect option on the website [www.liveatbranford.com](http://www.liveatbranford.com).
- We are working with DTE to determine qualification for improvements regarding energy. This would include new insulation, door sweeps, finding and repairing leaks around windows, etc. We will keep you updated once a decision has been made.
- Annual Inspections on buildings 26 and 27. Notices were sent out on August 1st.



## Fall Extravaganza

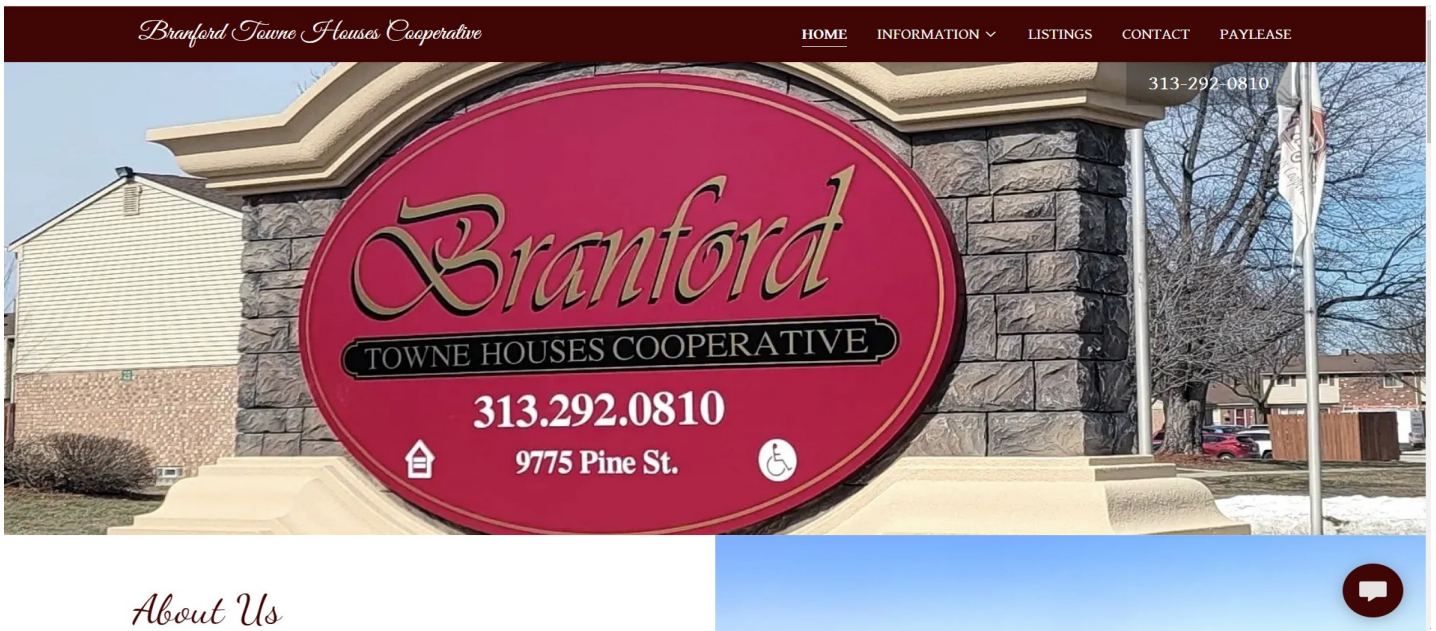
October 13, 2024



- Tarot Readings
- Pumpkin Patch
- Movie Night
- Bonfire
- Donuts & Cider

## Current Board of Directors

Crystal McIntosh	President
Leanne Tennyson	Vice President
Robert Epps	Vice President
Stephanie Baker	Secretary
Willyne Compton	Treasurer



### *About Us*

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.

The image features a stylized American flag with white flowers overlaid on it. The text "Remembering September 11, 2001" is centered over the flag.

# Remembering September 11, 2001

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.

# Branford Towne Houses Cooperative

August 30<sup>th</sup>, 2024

Members of Branford Towne Houses Cooperative  
Taylor, Michigan 48180

Re: **Carrying Charge Increase effective October 1, 2024**

Dear Members:

We have had some significant increases in operating and replacement costs over the past year which is requiring us to **increase our carrying charges by \$20 per unit per month** effective October 1 2024. \*This effective date may differ for our members currently participating in the voucher housing assistance program. Notification requirements differ between 60 to 90 days. Please contact your housing authority to determine your effective date.

The most notable increases in operating expenses for 2024 include the following:

Increase in building liability insurance, an additional **\$6,918**

Increase in water and sewage rates **\$20,000**

Increase in replacement reserve funding for air conditioning, concrete, and other capital items **444,000**

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, 2024** are shown below:

<u>Style</u>	<u>Carrying Charges</u>	<u>Style</u>	<u>Carrying Charges</u>
J – One Bedroom	\$ 590	K – Two Bedroom	\$ 609
L – Two Bedroom	605	M – Two Bedroom	610
P – Three Bedroom	627	R – Three Bedroom	629
O – Two Bedroom	612	H – Two Bedroom	600

Sincerely,

***Board of Directors and Management***



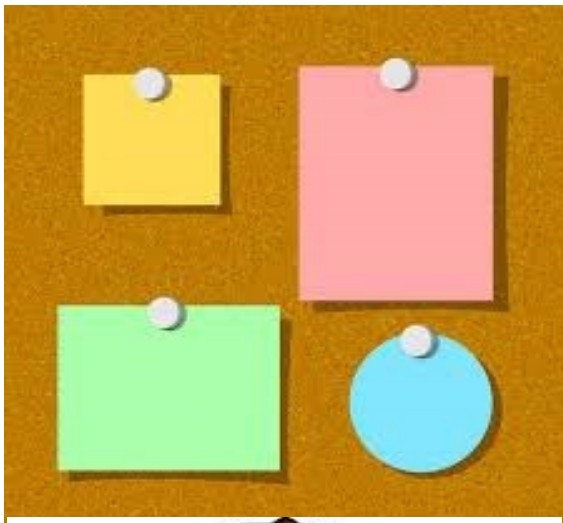
## Did you know?.....

September's name comes from the Latin word septem, meaning "seven". This month had originally been the seventh month of the early Roman calendar.

- Make an effort to ensure that your screen 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 the Cooperative grounds are the property of Branford and damages resulting from climbing or other improper activities are prohibited and will be the 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 barbeque grills and patio furniture all other summer equipment such as bikes, toys, etc. must be removed from the patio or yard 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.

## Current Staff

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



## Branford Bulletin

*While waiting for things to fall into  
place,  
Instead of scattered all through space;  
I set myself on an automatic pace,  
And mingle with this human race.*

*(For Awhile)*

*By: Judy Wollen*

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 branford-

# Important Reminders

**Trash:** Be reminded all trash **MUST** be placed in securely tied bags and placed inside dumpsters. Failure to comply may result in fines. Large items such as furniture/boxes **must be placed in the buik 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.

**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 the property. This includes smoke detectors beeping (even for battery replacement) Please refer to your rules and regulations for more specific information.






Please be reminded that the speed limit within the Cooperative is 15 mph, 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.**

## **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).”**

This policy can be found 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 medical 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.

# September 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Carrying charges	2 Office Closed 	3	4	5	6 	7 
8 	9	10	11	12	13 	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

## Contact Information

Phone: 313-292-0810

After hours Emergency: 313-292-4624

Emergency: Call 911

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

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