



Branford Towne Houses Cooperative 2026

What's New:

- ◆ Annual unit inspections will continue. Notices will be sent a month prior to inspections.
- ◆ The office will be closed Monday, May 25th in observance of Memorial Day. We wish to thank our veterans and active military members for their service to us and this country. Normal business hours will resume on Tuesday, May 26th.
- ◆ Vehicle registration: Ensure any new vehicles are registered with the office to obtain a Branford parking permit.
- ◆ Join us on Friday, May 8th from 2pm-5pm at the clubhouse for a delightful event celebrating mothers! You will be making a bouquet of flowers. Vases and flowers will be provided. Please RSVP with the office by Tuesday, May 5th at 313-292-0810.
- ◆ The City of Taylor is thrilled to announce the upcoming Citywide Garage Sale period for May. Mark your calendars for May 22nd–31st, where residents across the city will have the opportunity to participate in this community event.
- ◆ Member Contact Information Update: Kindly update any changes to your phone numbers or email addresses promptly with the office. Remember, to receive text messages via the OneCallNow Service, members must respond to the introduction text, granting permission for future text. While one valid form of contact is required, having multiple forms is highly encouraged for better communication. You can opt-in again at any time by texting Alert to 22300.
- ◆ First Class Lawn Services will be conducting grass cutting every Tuesday to keep our community pristine and beautiful.

Due to an increased number of violations, here are a couple reminders!



- ◆ You are only permitted to have as many vehicles as you have licensed registered drivers in your home.
- ◆ All outside burning on Cooperative grounds is hereby forbidden except for the use of a barbecue grill, which uses charcoal as a means of fire or a propane gas barbecue grill or fire pit. **Wood burning fire pits are not permitted.**
- ◆ Ball playing, which includes, but is not limited to, basketball, baseball, golf, and street hockey, is not allowed in any courtyard, around any of the buildings or in the streets or parking lots. Portable basketball units are similarly prohibited.
- ◆ Members are required to hang drapes, blinds or curtains of a neutral or light covered backing.
- ◆ The use of bird feeders, bird-bathes and/or birdhouses of any kind is hereby prohibited. Disbursement of bird or animal food, or disbursement of food scraps for birds, squirrels or other animals is hereby prohibited.
- ◆ If you tamper with the smoke detectors in your unit, you are in violation of the Rules and Regulations of the Cooperative and are subject to a \$250 fine. Tampering includes removal of batteries from the smoke detectors to render the detectors inoperable. In the event you discover an inoperable or damaged smoke detector, you are obligated to call and report this immediately to the Office or if after hours you must call for an emergency work order.

UPCOMING MEMBERSHIPS
FOR SALE

CASH SALE, MUST MEET QUALIFICATION CRITERIA LISTED IN THE MEMBER SELECTION PLAN.
INTERESTED QUALIFIED BUYERS SHOULD CALL THE OFFICE TO SCHEDULE A SHOWING



9731 Cornell St ("J" Style)

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.



Branford Towne Houses Cooperative

HOME INFORMATION LISTINGS CONTACT PAYLEASE

313-292-0810

Branford
TOWNE HOUSES COOPERATIVE

313.292.0810



9775 Pine St.



About Us

Be sure to visit our new website at 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 and prospective 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 office if you send a message under contact as well as a map. And the final tab is a link to the Paylease site where members can set up direct withdrawal for carrying charge payments.



With the weather warming up (hooray!) we are sure to see an increase of children playing outside, riding bikes, skating, etc. Our goal is to keep Branford safe for all of our members, and want to remind everyone that the speed limit is **15 mph** within the 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.** Please understand that this reminder is in no way excusing lack of parental supervision, so parents, please be vigilant and keep a close eye on your little ones! Help us maintain Branford as a safe, desirable, and beautiful community.

Please keep in mind that all lawn furniture must remain within your units space. For the units without privacy fences this would be the width of your unit. Lets be mindful of our neighbors and respect there space.



FeaturePics.com - I1351955



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 with certified funds such as a money order or cashiers check.**



Friendly Reminders!!!

- ◆ 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.
- ◆ 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.
- ◆ Memorial Day through Labor Day playgrounds will remain open until 9pm. Please review the playground policies and share those policies with all household members. We ask that you also remind all family members to respect the property of others, especially those members that reside near the designated playground areas. Damages to personal property may be grounds for reimbursement, fines and legal action.
- ◆ Cigarette butts should be placed in a suitable outdoor container and not left lying on the ground.

Board of Directors

Crystal McIntosh

President

Leanne Tennyson

Vice President

Robert Epps

Vice President

Stephanie Baker

Secretary

Willyne Compton

Treasurer



IMPORTANT REMINERS

Emergency Work Orders:

Members should call 313-292-4624 for emergency work orders before 9am and 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 information.

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. Also close the doors on the dumpster to keep wildlife out.

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/revocation of pet permit.** 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 these 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 members 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 vehicle owner’s expense. Members are permitted to have one vehicle per licensed approved occupant. **Changes in vehicles must be reported and a copy of the registration and insurance.**



STAFF

Joy Greene

Manager

Destiny Osborne

Office

Shannon Jones

Office

David Bennett

Lead Maintenance

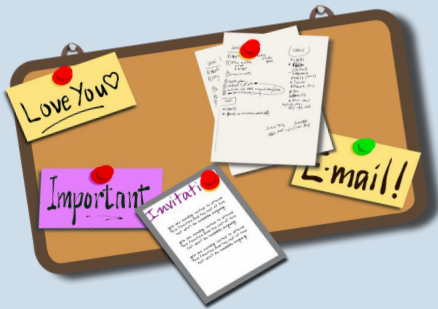
Joe Tierney

Maintenance

David Bennett Jr.

Maintenance

Branford Bulletin



happy
MOTHER'S
day

TO ALL THE BRANFORD MOM'S.



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.

MEMORIAL DAY

REMEMBER AND HONOR

History of Memorial Day

Memorial Day, observed on the last Monday of May, is a significant national holiday in the United States dedicated to honoring and remembering the men and women who lost their lives while serving in the U.S. military. It originated after the Civil War and was initially known as Decoration Day, a time when Americans decorated the graves of fallen soldiers with flowers. Over time, the holiday evolved to recognize all military personnel who made the ultimate sacrifice in service to the country.

While Memorial Day serves as a solemn occasion for remembrance, it also signifies the unofficial start of summer in the U.S., with many people enjoying barbecues, outdoor activities, and community events. However, at its core, Memorial Day is a reminder of the bravery and dedication of those who defended the nation's freedoms, reinforcing gratitude and respect for their service.

Memorial Day stands as a solemn tribute to the cost of freedom. It reminds us that the liberties we often take for granted were secured through the bravery and selflessness of countless men and women in uniform. Their sacrifices reverberate through history, serving as a testament to the resilience and unity that define our nation.

This holiday resonates deeply within the veteran community and The Heroes Project. We are honored to announce that, this Memorial Day weekend, we are breaking ground on a monumental new endeavor—the first-ever Veteran Retreat Center in California. This center will embody our commitment to creating a safe haven for the new generation of veterans, providing a sanctuary where they can rediscover their inner strength and sense of purpose. As our nation's heroes begin their post-service mission, we want them to experience the profound healing power of nature.

Memorial Day also brings communities together in powerful ways. Through parades, ceremonies, and moments of silence, this day fosters a shared sense of gratitude and reflection. It is a time to instill in future generations the values of courage, duty, and honor—reminding us of the sacrifices that uphold our freedom.



May

Sun Mon Tue Wed Thu Fri Sat

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|--|---|---|--|--|---|--|
| | | | | | 1 Carrying charges due | 2 |
| 3 | 4  | 5  | 6 Happy Nurses Day  | 7 | 8 Mother's Day Event @ the Clubhouse 2pm -5pm | 9 |
| 10  | 11 Carrying charges must be received by 8am to avoid late fees | 12 | 13 MAY 13 NATIONAL APPLE PIE DAY  | 14 | 15  NATIONAL CHOCOLATE CHIP DAY | 16 |
| 17 | 18  NATIONAL NO DIRTY DISHES DAY | 19 | 20 Happy National Rescue Dog Day!  | 21 | 22 | 23  Lucky Penny Day |
| 24 | 25  Happy Memorial Day | 26  Sally Ride Day | 27 | 28 HAPPY NATIONAL BURGER DAY  HAPPY NATIONAL BURGER DAY | 29 | 30 |
| 31  National Water a Flower Day! | | | | | | |

Important Contact Information:

Branford Office: (313)292-0810

Branford Fax: (313)292-0620

Branford Email: branfordcoop@gmail.com

Emergency Maintenance {after hours, weekends, holidays}: (313)292-4624

Emergency: DIAL 911