



## Branford Towne Houses Cooperative

Monday-Friday 8am-6pm

### 2025 Newsletter

#### Observances

In May we celebrate  
a diverse tapestry of  
occasions:

**National Pet Month**

**Asian American and  
Pacific Islander Her-  
itage Month**

**Cinco de Mayo**

**Mother's Day**

#### Annual Member Appreciation Festival

For all our members



**Saturday  
August 16th  
12 to 3pm**

Dicie Martin Hall/  
Clubhouse

- \* Annual unit inspections have begun. Notices will be sent out a month prior to inspections. Be sure to call in any work orders as an issue arises. Please do NOT wait for the inspections to have such issues noted.
- \* **Pet owners:** We have received complaints regarding owners not cleaning up after their pets and leaving their dogs outside attached to a tether or left alone within a privacy fence. Both are violations of current policy. Please be courteous of your neighbors and pick up any waste from your pet. Also as a reminder that all pets must be on a leash (under the owners control) no longer than 6 feet at all times. Leashes/Chains can not be attached to anything inside or outside including trees, shrubs, meter boxes, or utility poles. Failure to comply will result in the following:  
**1st Offense:** \$50 fine   **2nd Offense:** \$100 fine  
**3rd Offense:** \$100 fine + Legal action/ Revocation of Pet Permit
- \* Parking space repainting: Watch for notices via the One Call Now system regarding any upcoming work in your area. Members are reminded to **park in their assigned parking spaces**. Parking in another members space (**with or without permission**), resident spaces prior to your own numbered space or visitor parking is not permitted.
- \* **Spring has sprung** and that means House and Grounds inspections beginning as well. Please take a look at your area to ensure compliance with Branford policies.
- \* **The office will be closed on May 26th 2025 in observance of Memorial Day. Normal business hours will resume on Tuesday May 27th. We wish to thank our veterans and active military members for their service.**
- \* There have been some complaints lately of **excessively loud music specifically relating to members/guests vehicle radios**. Please be mindful of your music volume both in your home and in your vehicle. Each member has the right to peaceful enjoyment and inconsiderate acts such as these are a violation of that right and will result in letters and possible fines.
- \* We have began the attic insulation and bathroom exhaust venting to the attic. Approximately 145 units have been done and/or scheduled thus far. We are completing the work in building number order. One call now notices are being sent informing members of when work will be done. Be sure to update any email or phone number changes to avoid missing your notice. Please review more detailed information within the newsletter.
- \* Your Board of Directors is hosting a Mother's Day Event on Saturday May 10th from 11am to 2pm. Snacks and water will be provided. Members will be painting/ decorating flower pots and planting some flowers in the same. You must RSVP by Wednesday May 7th 2025 if you plan on attending.
- \* **City of Taylor Rummage sales**-the city of Taylor will not require a permit for yard sales held May 23rd-June 1st. This is the time members are permitted to have yard sales here at Branford.
- \* We have received several reports of coyotes seen up and down Pine St. and on Branford property. Please be sure to keep an eye out for the little ones.
- \* Grass cutting has been changed from Mondays to Tuesdays this year. Be sure to remove any items that may interfere with this service.
- \* DTE has sent our reminders of tree trimming work that will begin the spring/ summer. They will be out this season to trim trees near power lines. We will also be trimming trees this year and are receiving bids to do so now.
- \* Congratulations to Stephanie Baker and Leanne Tennyson as they were re elected to your Board of Directors.



## 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

**9720 Pine ("P" Style)** 3 Bedroom/1.5 Bathroom 936 Sq ft.



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.

**9718 Pine ("H" Style)** 2 Bedroom/1 Bathroom 744 Sq ft.



This is a well maintained carpeted unit. Freshly painted, new carpeting on stairs and in bedrooms. New bathroom floor. Hardwood floors sanded and stained. Monthly carrying charge is \$600 and includes gas/heat and water.



### Insulation Work

Attic insulation work has begun. We are hopeful this work will help reduce energy waste thereby reducing energy costs for both electric and gas appliances/systems. While in your home, the contractor "All Weather Services" will perform different tasks to include capping voids in the attic to reduce energy leaks, sealing your attic access door, building a barrier around your attic access door (in the attic) to avoid insulation falling out in the event staff needs to access the attic, venting bathroom vents to the roof, and blowing about 15 inches of insulation in the attic. They will need access to each unit in order to seal the attic access door, install insulation to the door itself and may need access to the bathroom for the bathroom vent. Notifications of work being done are sent on Thursday for work Monday through Thursday of the following week and on Monday for work being done on Friday of that same week via the One Call Now service. We will also be posting the work schedule on the [www.liveatbranford.com](http://www.liveatbranford.com) website. It is recommended all items in the closet with attic access be removed to ensure you are ready for any work that needs to be done. Each building is different, some have firewalls in the attic while other do not. The location and/or existence of these firewalls, will be a prominent factor when determining how many and which units will be used to blow insulation. That decision will NOT be made until the day of work. In the event your home is chosen as the primary location for insulation installation, the contractor will thoroughly tape off the area around your closet as well as the path way to the room with attic access. We encourage members to remove all items, including wall hangings, from stairs and hallways that may be damaged. Sometimes they may use the bedroom window to gain access with the insulation tubing instead of the front door. This decision is left to the contractors discretion.

Currently, they are working in 16 units each day. We cannot accommodate cancellation or rescheduling requests for individual units as the work does not only affect a single unit. Please be aware failure to have your unit ready for work may result in fees charged to the Cooperative by the contractor and/or fines issued to the member. It is the member's responsibility to ensure their contact information is up to date for the One Call Now notification program. Those members that own service animals and/or pets MUST have their pet secured on the date of work. **Both service animal and pet policies require this without exception.** Failure to do so may result in pet/service animal fines. Members should notify the office immediately in the event any damages alleged to be done by the contractors. The contractors have been told to not park in members numbered spaces for any reason. Please call the office with any questions or concerns. Thank you all for your continued patience and understanding.



## Spring Housekeeping 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.

Bicycles and other toys must be stored in the back yards or indoors when not in use.

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.



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.





**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 (currently 8am) on Monday the 11<sup>th</sup> or 12<sup>th</sup>. **Payments made after the 10th must be with certified funds such as a money order or cashiers check.**

We know that as the weather warms up, many members have build a patio or privacy fence behind their units. As a reminder, there are Installation/Alteration permits in the main office. This form **MUST** be filled out, returned to the office, and approved before any work is performed! Any changes to the contractor, scope of work, sketch/layout will require a new installation/alteration permit.



## Current Board of Directors

Crystal McIntosh

President

Leanne Tennyson

Vice President

Robert Epps

Vice President

Stephanie Baker

Secretary

Willyne Compton

Treasurer



## 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 seasons, 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 when it is locked. 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.





## History of Memorial Day

Memorial Day, originally called Decoration Day, is a day of remembrance for those who have died in military service for the United States. The first Decoration Day was observed on May 30 1868, under proclamation by General John Logan.

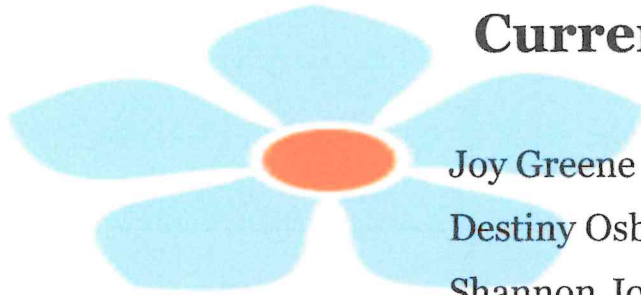
In 1966 President Lyndon Johnson officially declared Waterloo N.Y. as the birthplace of Memorial Day, where the village held an event on May 5th 1866. It is known that other informal observations took place before that, such as on May 1st 1865 (two weeks before the end of the Civil War), newly freed slaves in Charleston, South Carolina, held a ceremony reburying fallen Union soldiers with a proper burial.

The first official observation involved placing flowers on the graves of Union and Confederate soldiers at Arlington National Cemetery with Pre-President James Garfield delivering a speech. In 1868, about 5,000 people decorated graves at Arlington National Cemetery's first Memorial Day ceremony. About the same number of people still gather there annually.

By 1890, it was recognized by all of the northern states. The South refused to acknowledge the day, honouring their dead on separate days until after World War I (when the holiday changed from honouring just those who died fighting in the Civil War to honouring Americans who died fighting in any war).

Memorial Day was celebrated on May 30th up to 1971 when the National Holiday Act of 1971, designated the last Monday in May to be the Federal holiday.

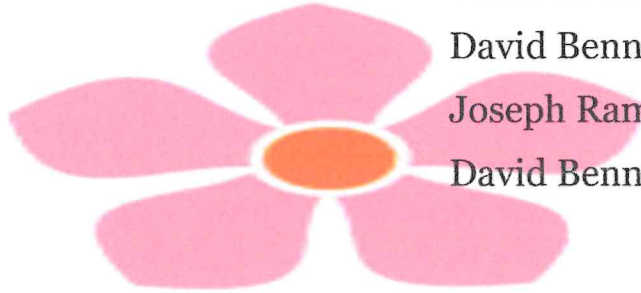
## Current Staff



Joy Greene

Destiny Osborne

Shannon Jones



David Bennett

Joseph Ramirez

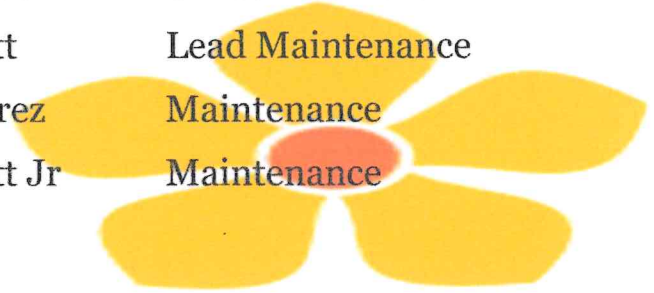
David Bennett Jr



Manager

Office Assistant

Office Assistant



Lead Maintenance

Maintenance

Maintenance




# Branford Bulletin



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)



# May 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 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/fines	13	14	15	16	17
18	19	20	21	22	23 Yard sale	24 Yard sale
25 Yard sale	26 Office closed 	27 Yard sale	28 Yard sale	29 Yard sale	30 Yard sale	31 Yard sale

## 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)