

December

2025

Branford Towne Houses Cooperative

What's New?



MOVIE NIGHT

WHERE? CINEMARK

23000 EUREKA RD

WHEN? DECEMBER 10 @ 6:30PM

- Your Board of Directors are hosting a family movie night at Cinemark at Southland Center on December 10th at 6:30p.m. We'll be watching "A Christmas Story". There will be popcorn, drinks, candy canes, and a raffle. Three members will win a \$25 gift card.
- Senior Bingo Night will be December 17th at 5:30p.m at the clubhouse. Please wear an Ugly Christmas Sweater. Dinner and snacks will be provided.
- The office will be closed on Wednesday December 24– Friday December 26 as well as Wednesday December 30th– Friday January 2nd for Christmas and New Years.
- Winners for our 4th Annual Christmas Decoration contest will be chosen on December 15th. First place will receive a \$100 prize, second place a \$75 prize, and third place a \$50 prize.
- Winter is approaching fast and we've already gotten snow. 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. Please be sure that your vehicles are properly registered with the office are operable and currently licensed.



- 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 15th
- During the winter months, members observed leaving windows/doors open for periods exceeding one half hour are subject to fines.

Office Hours

Monday 8am-6pm
 Tuesday 8am-6pm
 Wednesday 1pm-6pm
 Thursday 8am-6pm
 Friday 8am-6pm
 Saturday/Sunday closed
 Calls answered 9am-5pm
 Wednesdays 1pm to 5pm



Board of Directors

Crystal McIntosh

President

Leanne Tennyson

Vice President

Robert Epps

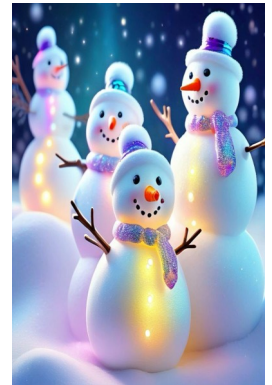
Vice President

Stephanie Baker

Secretary

Willyne Compton

Treasurer



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 by open of business on Monday the 11th or 12th. **Payments made after the 10th must be certified funds such as a money order or cashiers check.**



Branford Bulletin

SAVE THE DATES :

MOVIE NIGHT...A CHRISTMAS STORY DECEMBER
10TH 2025 6PM CINEMARK

UGLY SWEATER SENIOR BINGO NIGHT DECEMBER
17TH 2025



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.

Important Reminders



House and Grounds House and Grounds inspections continue, 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: The unit inspections for 2025 have been completed. 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.

*****NEW***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.



SNOW PLOWING

Winter is fastly 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. We no longer provide snow shoveling services for our elderly members and for those that are physically unable 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.



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.

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.



We have noticed that there's been an abundance of speeding throughout the parking lots and our community. We want to remind everyone that the speed limit is **15 mph** within the Branford 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.**

Current Staff

Joy Greene

Manager

Destiny Osborne

Office Assistant

Shannon Jones

Office Assistant

David Bennett

Lead Maintenance

Joseph Ramirez

Maintenance

David Bennett Jr.

Maintenance



MEMBERSHIP 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 \$62,500

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 clubhouse 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.



DECEMBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Carrying Charges Due	2	3	4  NATIONAL COOKIE DAY	5	6
7	8	9	10 CC must be turned in by 6pm 	11	12	13
14	15 Winners An- nounced for Decoration Contest	16	17 Senior Bingo Night 	18	19	20 
21	22	23	24 Office Closed Christmas Eve	25 Office Closed 	26 Office Closed	27
28  National PLEDGE OF ALLEGIANCE DAY	29	30	31 Office Closed New Years Eve	1 Office Closed 	2 Office Closed	3

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

