

Points on the Cliffs

Winter 2023 - *Happy Hollandaise!*



Presidents Report

To say this year has been tumultuous year is akin to saying Taylor Swift has been in the news. It's so much more than that! We had the ordeal of DTE putting new gas lines in our property (which we had no legal authority to refuse) to the numerous staffing changes at our new management company to the damage caused by various storms. I could easily spend my entire President's Report on just one of these and how the Board navigated through each challenge. However, to me the opening of the pool this summer is the most instructive of how things have gone.

Everybody I knew was excited about summer coming and the worst of Covid being over; all pandemic rules and restrictions were lifted. As luck would have it, the temperatures were going to be in the 80's Memorial Day weekend and people were looking forward to the pool and normalcy. The company maintaining our pool reported everything was in great shape and we were ready.

Then the day before it was to be opened, I was informed it could not be opened. Although the company had reported the phone at the pool house was working earlier, it was no longer working. I also learned that in this age of everyone having a cell phone, the law requires a working hard line phone being available at all community pools. We had to scramble and put up 'Pool Closed' signs. The next day the irate calls and emails started coming with speculation on exactly how incompetent could the Board overseeing the pool be? From the comments I saw, quite incompetent.

We implored our new management company—who was blaming the old management company—to get the phone fixed and hopefully salvage some of the weekend and 80 degrees weather. The manager reported being on the phone (one that worked) for hours trying to get it working again. It was finally turned on after Memorial Day as the weather became cooler. Residents let us know that debacle was not strong enough to describe our ineptitude.

Of course, I always like to end on a happy note and the pool was opened shortly after that and we even eventually got the interior lights working and people were mostly happy. Fast forward and the Pool Board had to decide if we wanted to extend the opening beyond Labor Day Weekend. This can be a tricky vote as it does cost more money and you never know how the weather will be and yet the company needed to know in advance. Alas we decided to extend it a week past Labor Day and as luck would have it, we had nearly 80 degrees days again that week. I even got a few "likes" when I announced the extension on our Facebook page.

Happy Holidays everyone!!!

Khurum Sheikh

Renovations and Modifications

This year, six of our units sold to new co-owners. Often with a new purchase the owner wants to make changes that help them feel more at home. However, when it comes to condo renovations, it is crucial to navigate the process with consideration for the rules and regulations set forth by the homeowner's association (HOA). These rules ensure that any modifications made to individual units do not compromise the integrity, aesthetics, or safety of the property and other residents (i.e. structural changes/common walls, electrical, plumbing, HVAC, windows & doorwalls, and balconies).



Cliffs on the Point II requires co-owners to submit a modification request and obtain approval for renovation projects. This typically involves submitting a detailed proposal that outlines the scope of the project, materials to be used, and a timeline for completion. The approval process may vary, but it often involves a review by the HOA board. Obtaining approval before commencing renovations is crucial to avoid potential penalties, fines or legal action.

When considering having work done, choose a reputable licensed and insured contractor who is experienced in apartment-style condo renovations and who is familiar with the association's guidelines and Ypsilanti Township building codes. A professional contractor will understand when permits are required and can help you navigate the approval process.

As a board, we often interact with contractors, hired by co-owners, who claim to know how to do certain things. And they do, but their experience is usually in single family homes and not in a multi-family dwelling. For example, we have had some requests to install recessed lights. Seems simple enough, but in our units it is not. The ceilings are not the property of the co-owner, but instead, the association. This is because we have what is called a fire-rated assembly between units to deter the progression of fire from one unit to another. The ceiling drywall is fire-rated, the insulation between units is fire-rated and the entire assembly is constructed according to code. Therefore, special recessed light must be used to maintain the integrity of the assembly and the work must be inspected and approved by Ypsilanti Township. Recessed lights that are installed without these measures makes the units susceptible to fire and can nullify our insurance coverage. This is just one instance of why it is important to honor and respect the association's process for modifications.

If you are considering making any updates to your unit, please notify the board to find out what work is and is not allowed under the association bylaws and regulations. You can also visit our website at <http://www.cliffsonthepoint2.com/> for more information and documentation or attend a Board Meeting on the third Wednesday of each month.

CJ

Furry Friends



Owning a pet is a wonderful experience that brings joy and companionship to our lives. However, being a responsible pet owner means not only caring for your furry friend but also respecting the rules and regulations set by your homeowners' association (HOA) and the ordinance laws of Ypsilanti Charter Township.

Homeowners' associations are responsible for maintaining the quality of life within a community as well as the overall property value of the association. To achieve these goals, our HOA has specific rules regarding pet ownership. It is essential to understand and adhere to these rules to maintain a harmonious living environment.

According to the bylaws for Cliffs on the Point II (Article 6, Section 5),

“No animal other than **2 domesticated cats OR 1 domesticated dog not exceeding 25 pounds** in weight, shall be maintained in the Condominium by any Co-owner. No animal may be kept or bred for any commercial purpose and shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. No animal may be permitted to run loose at any time upon the Common Elements and any animal shall at all times be leashed and attended by some responsible person while on the Common Elements, Limited or General. No savage or dangerous animal shall be kept and any Co-owner who causes any animal to be brought or kept upon the premises of the Condominium shall indemnify and hold harmless the Association for any loss, damage or liability which the Association may sustain as the result of the presence of such animal on the premises, whether or not the Association has given its permission therefore each Co-owner shall be responsible for collection and disposition of all fecal matter deposited by any pet maintained by such Co-owner. No dog which barks and can be heard on any frequent or continuing basis shall be kept in any Unit or on the Common Elements.”

Ensure your dog meets the size and breed restrictions outlined by your HOA. If you're thinking about getting a new dog, choose one that falls within the specified weight limit to remain compliant. If you live on a rental property, you must have your landlord's permission to keep a dog.

In addition to the pet restrictions of the HOA, Ypsilanti Township has its own laws that must be followed for successful pet ownership. All dogs residing in Ypsilanti Township must be registered and licensed. Licensing can help reunite a lost or stolen dog with its owner and provides assurance that the dog is properly vaccinated against rabies. A regular dog license is \$3 for 1 year, \$6 for 2 years, or \$9 for 3 years. You must show proof of current rabies vaccination to purchase or renew a license.

The civil fine for owning an unlicensed dog ranges from \$100 - \$500 in addition to the licensing fee.

For more information on dog licensing, please visit the Ypsilanti Township website at, https://ypsitownship.org/how_do_i/faqs.php#faq-questions-37.

Aldi's Nutz

Where is our New ALDI's?



Back in January we'd heard an ALDI's would be built at 1420 S. Huron St. across from the cop shop (WCSO Station No.2.) The hope was to have the store open by Thanksgiving. When that didn't happen I drove by to scout construction progress and didn't see any.

I reached out to ALDI's Media Relations department for clarification of the status of the store's construction in my capacity as a journalist, publishing a mostly Semi-Annual Condominium News Letter with SIXTY readers (all Potential ALDI's customers). Unimpressed with my media credentials they re-directed me to *customer*



service - to whom I wrote:

"I write the News Letter for a large group of Condo's (reaching potentially hundreds of potential ALDI's customers!) very close to the new stores site and would love to put a projected opening date in the upcoming Holiday Newsletter. Can you share any news about when we can shop in your new store?"

I thought for sure that'd get me someplace. Customer Service wasn't biting either, replying generically:

"There are many factors involved when we open or remodel a location, so we can't always confirm opening dates or scheduled remodels in advance. You can check for upcoming Grand Openings and Remodels by visiting www.aldi.us/grandopenings."

I clicked their link and found a list of newly opening stores (arranged by state) and our store wasn't listed, at all. So we wait.

The good news is we are not in a grocery desert and have lots of choices. I look forward to having an ALDI's around the corner when it happens. Til then I'll continue to shop at both of our Kroger stores and the slightly farther afield ALDI's. in Van Buren Twp.



By the way - the cheapest tube of toothpaste in town is at Menards in the Dollar Shelves - right when you enter the store.

DB

Hot Water



The Building E water heater calamity at the end of October was a real drag. The failure occurred overnight on a Sunday to a Monday morning. Ralph was up and investigating and had notified the rest of us (by us I mean Chundra, Khurum, and me) by 7am. Ralph and I turned the power off to the outside lights because there was water leaking into the ceiling over the sidewalk in front of the entryway and there is an overhead light right there. A call for help was made for the water heater.

We learned giant water heaters like the ones we have do not grow on trees and the manufacturer we had before didn't have a suitable replacement handy and the wait to get one would have been months. MONTHS! So some shopping had to be done and Ralph saw to this and found a suitable unit. Plumbing contractors (who have other customers to service) had to be encouraged to help in our emergency. Those people had to come up with manpower (I counted four Vans of plumbing crew at one point) to grunt that old unit out and down the steps and grunt the new one UP the stairs and into the laundry room. Because the replacement wasn't the exact same device as the dead one, plumbing had to be reworked to get everything up and running. This took time and required observation and advising from our end - again Ralph managed that for us.

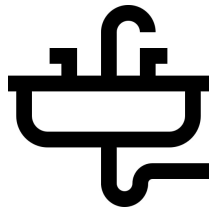
It was an inconvenient few days for the Folks at "E" Bldg. It was a giant chore. Had it fallen to me to quarterback the solution no one would've seen hot water til Easter. Ralph handled this problem for us as capably as it could have been managed.

Ya'll bump into Ralph, thank him, he came up big for us that day, he really did.

DB

Drain Drain

At my place the bathroom sinks drain slowly. They are original and have such a shallow slope that even when the drains are running well a small puddle never seems to even get to the drain anyway. I wipe that up with a hand towel after every use.



I don't like, nor recommend, chemical drain cleaners. They're bad for our plumbing, and the environment in general. What HAS been working for me is a routine to help drains not get clogged in the first place - I'm talking about the bathroom sink here. It gets a steady diet of soap, toothpaste, shave cream, and whiskers. A little bit of hair, maybe, but mostly just the soap aftermath.

I bought a long flexible little drain cleaner that threads down past the stopper to agitate gunk that is close enough. I do have and use a plunger (more in a sec about that). And I now have had great success with Dawn Dish Soap.

(Over)

Drain Drain - *con't.*

Goes like this: I run the hot water for a couple minutes to fill the pipe. Then I poke the plastic cleaner down there and agitate things - if it comes up gunky I am very happy. Then I get a wash cloth make it soaking wet and hold it over the overflow drain - add water to make sure the pipe is as full as possible - and use the plunger like there is gold down there! Usually I can hear the water running afterwards.

Now - routinely - twice a month maybe - I run hot water for a minute or two - and then put a BIG squirt of Dawn Dish Soap down its gullet - and walk away. Later, I return with a few cups of the hottest water I can make in the microwave and drizzle it in the drain. The second or third round of this has made the drain run as quickly as it needs and I'm not using the plunger or the flexible drain cleaner nearly was often.

DB

How are you Today?

People, from time to time, have health challenges from illness or mishaps. A few of our neighbors have had rough years this year. That is life.

Our community is different from regular ol' neighborhoods in that we share ownership of so much of the environment and we live in 3-story multifamily buildings. *We're nested.* It's like The Dorms - for adults! We know each other's schedules, visitors, musical tastes, and even sometimes what you're cooking for dinner.

My hall-mates notice, for instance, when I have a cough or when I am not my usual active self and they ask if I'm cool or could I use some help. Small things mean a lot. We text - individually, and as a small group. "I'm heading to the store - need anything?" My neighbors know if they're not feeling well they can put their trash out in the hall and I'll run it to the dumpster on one of my many trips in and out of the building. Normal, easy, co-habitation.

Sometimes life is more serious and you happen by someone who needs to be helped back to their feet - literally. Chundra's Husband, Sone, and I helped a neighbor who'd taken a spill in the lot back to their feet and into their home not long ago. Sone, Chundra and I followed up a couple of times to make sure things were okay. Not Doctors, just Neighbors.

One of our new co-owners happens to be a very dear and long time friend. The first thing we did once we got her settled in was to exchange phone numbers, emergency info, and door keys. If she's called away I can get in and water her plants, If I have to split she can come in and drink the beer in my fridge. Perfect!

I'm going to make out a large index card for my hallway and see if the folks here will share there emergency info and phone numbers on it. We can all have a copy. I know everyone has a family member, probably, for their "in-case-of emergency" contact - but sometimes a quick hand from the neighbor is exactly the help you need. DB