

# Barclay Park Newsletter

October, 2009

A publication of the Board of Directors of Barclay Park Condominium Association and Meadow Management

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## Board of Directors

**Patrick Sharon**      **President**  
**Colleen Flynn**      **Vice-President**  
**Hasdi Hashim**      **Secretary**  
**Ron Duprey**      **Treasurer**  
**William Quinn**      **At-Large**  
*and our newly appointed member*  
**Peter Kozma**      **At-Large**

## Meadow Management

**Dave Friedrichs**      **Senior Property Manager**  
**Daniel, Sean, Eric**      **On Site Grounds Care**

**Meadow Management**  
**27780 Novi Road, Suite 110**  
**Novi, MI 48377**

**Phone: 248-348-5400**

**Fax: 248-348-5960**

**e-mail: [service@meadowmgmt.com](mailto:service@meadowmgmt.com)**

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## Barclay Park Contact Information

### Association Website

[www.barclaypark.org](http://www.barclaypark.org)

### Community e-mail List

[barclaypark@yahoogroups.com](mailto:barclaypark@yahoogroups.com)

To join and receive community information, send an e-mail to:

[barclaypark-subscribe@yahoogroups.com](mailto:barclaypark-subscribe@yahoogroups.com)

### On-Site Operations & Service

Located in the Maintenance Office, 2699 Barclay Way, near the entrance to Barclay Park and opposite the Clubhouse on the north side.

Phone: 734-476-4116 (Bud Youngs, contract maintenance). A drop slot is provided at the office for written requests for maintenance or other items that need to be left for on-site attention.

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## A message from the new President of the Board of Directors

Dear Neighbors,

My name is Pat Sharon and I serve as President of the Board of Directors of the Barclay Park Condominium Association. I was appointed President by the Board after Seraphin Tam, our former President, sold her unit and left the community. Seraphin did an outstanding job as President, and we wish her well.

If you are new to Barclay Park, welcome. If you are a longtime resident, you have undoubtedly noticed that a lot of work is being done to improve our community. Our buildings and grounds are in constant need of maintenance. Painting buildings, installing new handrails, and improving landscaping are just a few of the ongoing projects we are working on in partnership with Meadow Management. Our goals, as always, are to maintain the quality of life for our homeowners, to protect, as best we can, the value of our property, and to do all these things while getting the best value for our dollars.

I give my sincere thanks to our Board of Directors and Meadow Management for their tireless work for our community. I wish all of you a Happy Autumn.

Pat Sharon

President, Board of Directors, Barclay Park Condominium Association

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Meadow Management has several new and continuing projects underway:

Replacement of the original iron railings with rust-proof aluminum is nearly complete. Several more buildings will have new railings installed by next year. The new railings are the result of efforts by Vice-president Colleen Flynn.

Brickwork and tuckpointing on units in the front section of Barclay Way are 75% complete.

“Failed” gate valves (water shut offs) in more than ten buildings have been replaced with new and reliable ball valves.

The tennis court has been repainted. (No pets are allowed on the courts - for obvious reasons.)

The wetlands area at the east end of Barclay Way (Zoé Lake) has been cleared of some invasive species (types of plants that are not native to a wetland, and sometimes are harmful to the ecosystem. In our wetland, the invasive plant is most notably buckthorn.) Additionally, some invasive species have also been removed from the south shore of Lake Ariel. There were two purposes for the cutting and trimming: viz., to remove undesirable plant growth, and to promote native Michigan shrubs, plants, and trees. The work was planned with and approved by Ann Arbor’s wetlands specialist. While not all invasives can be removed immediately, Meadow Management plans to continue work around the wetland perimeter every year, with the thanks of the City of Ann Arbor. These projects have given us the added benefit of views of two lakes unseen by residents for several years: Lake Ariel and Zoé Lake. Both lakes are home to Canada geese, ducks, and herons (as well as fish, turtles and frogs). The herons fly from Lake Ariel to Zoé Lake in the evening to sleep in the dead trees.

The boardwalk has been re-sealed with a better treatment than originally used.

Winter will soon be upon us. Our snow removal group (Brickman - the same people who do our lawns) will be faced with shoveling stairways and sidewalks. This is expensive, and the Board is considering ways to save money on snow removal and salting. One option may be that owners and renters shovel their porches and stairs, and add salt, which will be provided in buckets. The amount of money saved is greater than one might realize.

### Condo Rentals

If you are considering renting your condominium, please keep in mind the Association Bylaws Article VI, Section 2 (see the website). The Association does not provide a standard lease, but you may draft your own (there are many examples online) or consult an attorney. The Association must approve your lease prior to rental. Two items must be included: a one year minimum time frame and a clause that the tenants acknowledge and will abide by the Association documents.

### A Reminder on Heat

While it may be somewhat early, it is worth noting that if you plan on leaving town this winter, please be certain that your **heat is kept ON** (at least 60 degrees F.) during freezing temperatures outside. We have had several instances where pipes have burst and flooding occurred, causing considerable damage.

### Condominium Insurance

As required in the bylaws (Article IV, Section 1a), each co-owner **MUST HAVE** HO-6 Condominium liability insurance, and must file a copy with the Association. Copies can be sent by e-mail as PDF attachments to [service@meadowmgmt.com](mailto:service@meadowmgmt.com).

Please remember there is a **PERMANENT NO PARKING** policy on Barclay Way *beyond the point where Barclay Way narrows* (that is, between Building 16 through Building 28 – addresses 2904 through 3084 Barclay Way). This is a year-round ban aimed at maintaining a safety corridor on the less traveled, narrower, section of Barclay Way.

For all sections of Barclay Way, to relieve winter parking problems, and to allow for the passage of emergency vehicles on our main road, the regular **No Parking on Barclay Way** policy will be implemented again as of November 21, 2009, and continue through March 20, 2010.

The Board regrets whatever inconveniences these parking policies may cause for some individual residents. Watch for the posted signs and please abide by the rules. **Vehicles parked in violation of these rules or parked in fire lanes will be towed at the owner's expense and without warning.** Please advise your guests and visitors of these parking restrictions.

All residents, homeowners and renters alike, must also abide by the existing parking restrictions:

- Each unit is entitled to a **maximum** of two (2) vehicles on the premises.
- Units with a one (1) car garage must have the first vehicle parked in the garage and the second vehicle (if any) parked in the common parking areas.
- Units with two (2) car garages (Hartford) **must** have **BOTH** vehicles parked in the garage. Parking in the common parking areas for Hartford owners is not permitted.
- Non-operational vehicles or vehicles with expired license plates are not to be stored on the premises.
- Parking behind garages is not permitted for longer than **15 minutes**.
- Units with a third vehicle **MUST** apply for a reserved parking lane @ \$300 per 6 months, and \$480 per year. The fine for unauthorized 3rd vehicle is \$25.00 per day.
- Please keep garage doors closed when not in use. Garages are to be used for vehicle storage.
- Commercial vehicles (trucks or vans) are allowed to park overnight in any lot or on Barclay Way.
- If your vehicle is towed, contact Brewer's Towing @ 734-665-8888.
- These rules apply to co-owners, renters, live-in guests, and visitors when applicable.

Please maintain the 15 mph speed limit in Barclay Park. Many children have no play areas other than the parking lots. Thank you for following the rules.

### Green & Clean Via Houseplants\*

Here are the top houseplants that were most effective in removing formaldehyde, benzene, trichloroethylene, and carbon monoxide:

|                        |             |
|------------------------|-------------|
| Gerbera Daisy          | Bamboo Palm |
| Chinese Evergreen      | English Ivy |
| "Janet Craig" Dracaena | Corn Plant  |
| Mother-in-Law's Tongue | Peace Lily  |
| Chrysanthemum          |             |
| Dracaena "Marginata"   |             |
| Dracaena "Warneckii"   |             |

\* Re-printed from The Detroit Free Press, 9/01/09.

A very cold winter is forecast, and empty condominiums, and those that may be vacated during the winter months must be kept heated to avoid frozen water pipes. Because water pipes are pressurized to supply a continuous flow, one must stop the flow "upstream" (behind the break or leak) of any mechanical failure or pipe that breaks. Learn where the water SHUT-OFFS are in your condominium and how to operate them: (A) whole house = an inlet (supply) line (coming through the drywall) behind your water heater has a ball valve that should be turned 90 degrees to cut off flow of new water into the pipelines of your condo (if you cannot find the shut-off valve, contact Meadow Management); (B) fixture shut-offs = each supply line normally has a similar twist-to-close shut-off valve ("ball valve" type being more reliable than a "gate valve" type); (C) whole building = large shut-off valve in ONE unit of each building.

Change your furnace filter, and humidifier (Aprilaire 600) filter if you have one, every 3 to 6 months & schedule annual inspections by an HVAC professional. Keep your outdoor AC condenser free of debris, enabling it to "breathe" as it exchanges heat extracted from inside. The humidifier's filter must be installed correctly. The rubber tube must be in the correct hole; the bottom of the filter must be snug in its hole, and the plastic pipe must be set in the floor drain.

If you notice a leak from the fire suppression sprinklers in your home or garage (all of which are pressurized via supply controlled in only the solitary Riser Room of your building), report the leak immediately to Barclay Park Maintenance 734-476-4116.

Cleaning of porches and decks and the periodic re-sealing (cleaning & painting with sealer) of these limited common elements are a co-owner responsibility.

Interior repair & maintenance are also the responsibility of co-owners. If changes of layout or design are contemplated, an Alterations Request Form (available on the website) is required.

Window glass and sashes for repair or replacement are the co-owner's responsibility.

Make sure your mirrors (bathroom and others) are fastened in place with mirror holders (those little plastic or metal clips). We've had instances where mirrors suddenly detached from the glue holding them to the wall. Use three holders.

More maintenance tips can be gotten by requesting a copy of "Ten Caveats of Care," from Meadow Management, or by visiting the Barclay Park website.



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