

# Bailey's Grove South Review



The Official News and Notification Forum of the  
Bailey's Grove South Condominium Association

July 24, 2007

## BOARD NOMINATION PROCESS

The Board of Directors would like to relay to all co-owners that the nomination process is open to any co-owner interested in serving on the Board of Directors.

The intent of this article is to quickly explain the Board nomination process. Any co-owner that has questions should call REALICO at 942.7055.

First the Board nominates interested candidates to be placed on the Annual Meeting Election Ballot. The Board has to set a deadline for the acceptance of nominations so the Board has adequate time to introduce the candidates through a brief biography included in the newsletter. All of this must take place before the Board meeting preceding the Annual Meeting.

After nominating interested candidates, the Board closes nominations and no nominations are taken from the floor. This way all co-owners can be fully informed about the candidate(s) willing to serve. Also, a co-owner can appoint a proxy if they are not going to be able to attend the Annual Meeting that indicates their candidate preference.

This process is intended to be an open and informative method of encouraging co-owners to serve on the Board of Directors. It is also an orderly and effective election method during the Annual Meeting.

At times when there are only the number of candidates to fill vacancies then candidates can be elected by voice vote at the Annual Meeting.

## GET INVOLVED WITH THE BOARD

Any co-owner interested in serving on the Board is asked to complete the enclosed candidate nomination form and return it to the Board of Directors in care of REALICO by April 1, 2008.

Interested candidates should submit a brief bio to be included in the newsletter. The Board will nominate candidates to be placed on the Annual Meeting Election Ballot. Get involved...it's fun!



### ENCLOSURES:

CANDIDATE  
NOMINATION FORM  
USE & OCCUPANCY  
RESTRICTIONS

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## NO DOGS ALLOWED AT BAILEY'S GROVE SOUTH

This article is to clarify the issue of dog ownership for all co-owners at Bailey's Grove South. No co-owner may own and keep a dog within a unit at Bailey's Grove South Condominium Association without prior written permission to do so from the Board of Directors. Any dogs residing on the condominium property at Bailey's Grove South do so without the permission of the Association or the Board and are subject to removal. The Board of Directors will discuss the issue of dog ownership at future board meetings. In the meantime, no co-owner should accept the presence of a dog as approval for that dog to reside at Bailey's Grove South or for any future dogs to reside at Bailey's Grove South.

Please note Article 7.3, Section (i) of the Bailey's Grove South Condominium Association Use and Occupancy Restrictions:

No animal, including household pets, shall be kept or maintained in any Unit without the prior written consent of the Association, which consent, if given, may be revoked at any time by the Association. No exotic, savage or dangerous animal shall be kept on the Condominium Property and no animal may be kept or bred for commercial purposes.

Common household pets permitted by the Association shall be kept only in compliance with the rules and regulations promulgated by the Board of Directors from time to time, and must at all times be kept under such care and restraint as not to be obnoxious on account of noise, odor or unsanitary conditions. No animal shall be permitted to run loose upon the Common Elements, limited or general, and the owner of each pet shall be responsible for cleaning up after it (*Currently there is a problem with dogs relieving on common elements and killing lawn areas*).

The Association may charge a Co-owner maintaining animals a reasonable supplemental assessment if the Association determines that such an assessment is necessary to defray additional maintenance costs to the Association of accommodating animals within the Condominium. Any Association may also, without liability to the owner of the pet, remove or cause any animal to be removed from the Condominium which it determines to be in violation of the restrictions imposed by this section. Any person who causes or permits any animal to be brought to or kept on the Condominium Property shall indemnify and hold the Association harmless from any loss, damage or liability which the Association may sustain as a result of the presence of such an animal on the Condominium Property.

## USE & OCCUPANCY RESTRICTIONS

The Use and Occupancy Restrictions for the Bailey's Grove South Condominium Association are enclosed with this newsletter. Each co-owner should review these documents carefully.

The Bailey's Grove South Condominium Association Board of Directors would like to thank all of the Bailey's Grove South co-owner's for being considerate of neighbors, for observing the rules and regulations and for making Bailey's Grove South a nice place to live.

## IMPORTANT INSURANCE INFORMATION



Each individual co-owner's insurance agent should always be the first contact in the case of any interior damage to a co-owner's unit. Please note that basement leaks and damages resulting from ground water are never covered by insurance.

All co-owners should make sure their individual condominium insurance policy contains a **Loss Assessment and Water and Sewer Back-up coverage endorsement**. IT IS STRONGLY RECOMMENDED that each co-owner maintain their owner's unit policy (HO6) which covers their personal property and coverage for third party lawsuits as a result of homeowner negligence (liability), as well as alternative living expenses due to a covered loss. In addition, an endorsement is available that will provide coverage for glass breakage. Please consult with your insurance agent.

Any questions your agent may have can be directed to the Association's Insurance Agent, Pam Osborn at Pinnacle Insurance (616.301.6725).

## REMINDER - EXTERIOR ALTERATIONS

Please note Article 7.3, Section (b) of the Bailey's Grove South Condominium Association Use and Occupancy Restrictions:

No Co-owner shall make any alterations, additions or improvements to any General Common Element, nor make changes to the exterior appearance or structural members of his Unit or Limited Common Elements without the prior written approval of the Association. The Association shall not approve any alterations or structural modifications which would jeopardize or impair the soundness, safety or appearance of the Project. An Owner may make alterations, additions or improvements within his Unit without the prior approval of the Board, but such Owner shall be responsible for any damage to other Units, the Common Elements, or the Condominium Property resulting from such alterations, addition or improvements.

## WELCOME CORNER

On behalf of the Bailey's Grove South Board of Directors, management and the membership, we warmly welcome the following new co-owner to the Bailey's Grove South community:

**Paul and Kara Flack**

5964 E. Lyn Haven Drive



## TENTATIVE ANNUAL MEETING DATE

The 2008 Annual Meeting of the Members of the Bailey's Grove South Condominium Association is tentatively scheduled for **Monday, May 12, 2008**.

Official notification with proxy will be mailed closer to the meeting date.  
**Mark this date on your calendar and plan to attend!**

## FRIENDLY REMINDER

Co-owners are asked to keep outdoor lights on at night for the safety of the community.



## WARRANTY INFORMATION

Please contact Norandex Aluminum Building Products at 616.538.1250 for information about the warranty for windows at Bailey's Grove South. They are located at 5780 Crossroads Commerce Parkway, Wyoming, MI 49509.

Please contact Fox Brothers at 616.455.5500 for information about the warranty for doors and door casings at Bailey's Grove South. They are located at 7320 Clyde Park, Byron Center, MI 49315.

## WINDOW WASHING SERVICES

Please contact either of these fine companies for window washing services:

Advantage Windows	Ed Churchill	616.875.8569
Merit Services	Dave VanPortfliet	616.245.4200

## BOARD OF DIRECTORS AND OFFICERS

### PRESIDENT

**Brian Waalkes**

Board Term Expires 2010

### VICE PRESIDENT

**Fred Olejniczak**

Board Term Expires 2009

### SECRETARY

**Richard Sterkenburg**

Board Term Expires 2009

### TREASURER

**William Cheaney**

Board Term Expires 2010

### DIRECTOR

**Joe Soper**

Board Term Expires 2008

### DIRECTOR

**Jennifer Peterson**

Board Term Expires 2008

## REALICO, INC. & HEGLUND-SOVA REALTY STAFF

Jim Heglund	Ext. 3	President
David Sova	Ext. 5	VP Condo Sales
Jake Heglund	Ext. 2	Property Manager
Deb Stone	Ext. 4	Accounts & Office Manager
Greta Gillespie	Ext. 1	Maintenance Coordinator
Tonya Davies	Ext. 6	Communications Director
Linda Singer	550.5448	Sales Associate
<b>Ron Koroleski</b>	<b>Pager 480.1978</b>	<b>Maintenance Supervisor</b>

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