

July 2010

# Bailey's Grove South Review

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



## Volunteer Needed



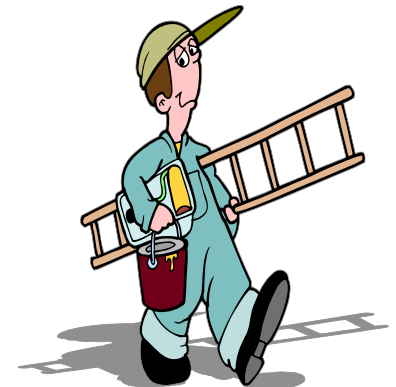
A volunteer is needed to deliver BGPOA newsletters to Bailey's Grove South (about 100 Units) Please contact Melissa Terry at REALICO by phone at 616.942.7055 ext. 2 or by email at [melissa@realico.com](mailto:melissa@realico.com) to volunteer.

### 2010 Painting Schedule

The residents of the buildings to be painted in 2010 will receive notices prior to painting providing a projected schedule and instructions for co-owners. The painters will need to be able to paint each entry door and the garage service doors. It will be necessary to keep the doors ajar while they dry. Please accommodate the painters as best you can in coordinating the door painting to help minimize time and expense. Your help will be greatly appreciated!

Buildings to be painted in July 2010:

- Building 17 (5958, 5964, 5966 and 5972 E. Lyn Haven Drive)
- Building 18 (5978, 5982, 5984 and 5990 E. Lyn Haven Drive)
- Building 19 (3492, 3496, 3498 and 3502 E. Lyn Haven Drive)
- Building 20 (3478, 3480, 3482 and 3486 E. Lyn Haven Drive)
- Building 21 (3452, 3456, 3460 and 3464 E. Lyn Haven Drive)



### Updated Resident Directory

Enclosed with newsletter. Any misspelled or forgotten name is a skip of the fingers and not of the heart. Please contact REALICO if any of your contact information needs to be updated



### Welcome Corner

On behalf of 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:



Malcolm & Alexis Lofley 5335 East Lyn Haven

Enclosures: Resident Directory

## Satellite Dish Rules & Regulations

Co-owners are permitted to install satellite dishes **only with prior written permission** from the Board of Directors. Co-owners need to make sure that they may receive appropriate reception on their exclusive use area (deck) prior to purchasing a satellite dish or signing any agreement relating to the rental of a dish or the subscription to any satellite service.

Satellite dishes may be installed on limited common elements. This means that if reception is available, satellite dishes may generally be installed on deck surfaces. Satellite dishes may never be installed on roofs, on any part of the condominium building or on fences. Co-owners are advised that in some cases antennas or satellite dishes installed on exclusive use area may not allow for an acceptable signal to receive television reception. Unfortunately, if such reception is not possible, the current rules do not allow the resident or unit owner to use any other common areas for the installation.

The Board of Directors adheres to the FCC guidelines regarding satellite installations in condominium associations. For more information you can visit [www.fcc.gov/mb/facts/otard.html](http://www.fcc.gov/mb/facts/otard.html).

The Board of Directors will grant permission to install a satellite dish under the following conditions:

- 1) Satellite dish not to exceed 18" in diameter;
- 2) Co-owner agrees to restore the building back to its original condition upon removal of the dish;
- 3) The height of dish not to exceed four feet from deck floor level to the top of the dish;
- 4) The cost of installation to be the responsibility of co-owners;
- 5) The dish to be installed on the patio;
- 6) Co-owners agree to be responsible for the proper maintenance of the dish;
- 7) In the event the dish and post are not properly maintained, then, the Association may remove the dish without notice to co-owner;
- 8) Co-owners agree to abide by any future rule or regulation that maybe passed by the Board regarding satellite dishes; and
- 9) Co-owners shall hold the Association, its agents and employees harmless as a result of any damage or theft of the dish.

Note: Dishes installed without the Board's written permission or contrary to specifications will be removed without notice at co-owner's expense.

## Exterior Plantings, Modifications, and Adornments

Exterior plantings and modifications require prior written approval from the Board of Directors. Send request(s) for modifications to REALICO, Attn: Bailey's Grove South Board of Directors.

Adornments, figurines, decals in windows, etc. are prohibited from being placed on the common elements and may not be visible from the exterior.

Benches and tables are not permitted in common areas.



Summer afternoon...the two most beautiful words in the English language.  
- Henry James

## Bird Feeders

Please place bird feeders off the lawn in natural areas. This helps alleviate the problem of sparse, weedy lawns. Rodents, including moles, mice and shrews like to burrow into building walls near the convenient food supply dropped from bird feeders. Note: birdfeeders will have to be removed from and deck rail or building component.



## Tethering of Dogs

Dogs must always be in a leash and under the control of the owner or responsible party when on condominium property. Pets may not be left unattended or on tethers.

"Tethering" means the restraint and confinement of a dog by use of a chain, rope, or similar device. According to the Pet Responsibility Permit and Guidelines, a pet is not allowed to be attached to or be left out on a balcony or deck or be attached to or be left at any landscaping, trees, etc. for any amount of time. A pet shall not be allowed out of the condominium unit interior premises unless it is in the custody of a responsible person and on a leash or unless the pet is carried by the co-owner or responsible party.



## Observe Parking & Speed Limit Rules

**No parking is allowed on the common elements.** The only acceptable parking areas within the Bailey's Grove South Condominium Association Property are inside a unit's garage or on the limited common element driveway. The general common element parking areas are for a co-owners visitor or guest and are not to be used on a continual basis. "Continual parking" is parking that occurs more than twice within a seven day period and which lasts four hours or longer each time it occurs.

Please observe the posted speed limit of 20 mph. Be alert to pedestrians and drive courteously.



## Storing Items on Decks



Please note that Article 7, Section 3(f) in the by-laws states co-owners are not allowed to store personal property outside their unit that is visible. Please remove all items from deck with the exception of patio furniture and grills.

## Trash Disposal & Recycling



Trash pick up is on Thursdays. Please take trash containers out either on Wednesday night, or on Thursday morning by 6:00 am, and take care of

empty containers as soon as possible after pick up.

If the scheduled trash/recycling collection date falls on a major holiday, it will be picked up one day later than the usual pick up day. These major holidays are New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

Recycling is great for the environment, and most of our community recycles! Waste Management provides recycling services to all residents of Bailey's Grove South. If you need a recycling container or have questions about recycling, please call Waste Management at 1-800-796-9696.

## Grilling Safety

Please remember to place grills a safe distance away from the condominium unit to prevent damage to siding from the heat of the grill.



## Lawn Care & Landscaping Update



Scapes Landscape Maintenance will provide lawn care services at Bailey's Grove South this summer. Mowing will take place every week on Wednesday, weather permitting.

Scapes will apply fertilizer and weed control applications to the lawns.

Scapes will remove leaves and debris from the lawn and beds this spring and fall.

Pruning of the shrubs will be completed this spring/summer season by Scapes.

Professional Property Maintenance will apply bark mulch to the grounds.

## Friendly Reminders

### Rodent Prevention

Furry creatures look for cozy places to stay year round. Putting D-con in your garage/attic to discourage them is recommended. Also, close garage doors fully to help keep pesky rodents away.

### Conserve Water

Be sure to check for dripping faucets and running toilets periodically. It costs relatively little to repair these items and doing so helps conserve water.

### Check Sump Pumps Regularly

**Some** units at Bailey's Grove South have sump pumps, and these mechanical gadgets have been known to fail on occasion. **CHECK SUMP PUMPS REGULARLY TO ENSURE THAT THEY ARE IN WORKING ORDER. REALICO recommends that co-owners install a reliable sump pump backup (battery or generator system).** In addition, a separate alarm that alerts you to a system failure is helpful.

## Interesting Facts about Lake Michigan

Lake Michigan is the third largest Great Lake by surface area and the sixth largest freshwater lake in the world.

Because Lake Michigan is joined to Lake Huron at the Straits of Mackinac, they are considered one lake hydrologically.

Many rivers and streams flow into Lake Michigan, and the major tributaries are the Fox-Wolf, the Grand and the Kalamazoo.

There is a diversion from the lake into the Mississippi River basin through the Illinois Waterway at the Chicago River.

Internal waves (upwellings) can produce a 15 degree C. water temperature decrease along the coast in only a few hours, requiring drastic alterations in fishing strategy

## Board of Directors & Officers

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Board Term Expires 2013

### WILLIAM CHEANEY

Treasurer

Board Term Expires 2013

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Board Term Expires 2011

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Vice-President

Board Term Expires 2012

### RICHARD STERKENBURG

Secretary

Board Term Expires 2012



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## Maintenance Emergencies

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(For Maintenance Emergencies Only)

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Property Maintenance, LLC