

MAY 4, 2010

Bailey's Grove South Review

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

BOARD ACTIONS AND POLICIES ANNUAL MEETING ANNOUNCED

Notice is hereby given that the Annual Meeting of the Members of the Bailey's Grove South Condominium Association will be held on **Monday, May 17, 2010 at 6:30 PM** at the Bailey's Grove South Clubhouse, located at 5353 Bailey's Grove, Grand Rapids, Michigan. Registration begins at 6:15 PM.

The purpose of the meeting is as follows:

- ◆ Confirmation of Directors
- ◆ Other business as may properly come before the meeting.

The Board of Directors has fixed April 30, 2010 as the day for determination of members entitled to notice of and to vote at the annual meeting. Only members of record and whose assessments are current at the close of business on such date shall be entitled to notice of and to vote at the annual meeting, or at any adjournment thereof.

If you cannot attend the annual meeting, complete the enclosed proxy form and return it to REALICO by May 14, or your designated representative may bring the proxy form to the meeting.

A **proxy** is a vote cast by one person or entity on behalf of another. In the event of an election, a co-owner unable to attend the annual meeting uses the proxy to indicate his/her vote for the election of members to the Board. If there isn't an election, a proxy vote is used to establish quorum at the meeting. **Quorum** is the minimum number of voting members that must be in attendance at the annual meeting for it to be considered legal according to the Condominium By-laws.

BOARD NOMINATIONS

At its February 15, 2010 meeting, the Board of Directors discussed the expiring terms of William Cheaney and Brian Waalkes. After noting no other co-owner had submitted their name for nomination, the Board requested that William Cheaney and Brian Waalkes consider re-nomination, and after a motion duly made, seconded and unanimously carried, it was:

RESOLVED, that William Cheney and Brian Waalkes were nominated and placed on the 2010 Annual Meeting Election Ballot for confirmation by the membership to serve a term of three years if elected. The Board, further, closed nominations and noted that no nominations would be taken from the floor at the annual meeting.

**ENCLOSURES: PROXY • 2009 ANNUAL MEETING MINUTES
2009 FINANCIAL STATEMENTS • PROFILE FORM • MAINTENANCE UPDATE
USE & OCCUPANCY RESTRICTIONS • RULES & REGULATIONS**

ANNUAL FINANCIAL REVIEW

In accordance with the Condominium By-laws, enclosed is the year-end review for the period ending December 31, 2009. The financial review was performed by Hendon & Slate, CPAs.

The report contains a letter to the Board of Directors indicating that the firm prepared an agreed-upon procedures review of the financial records of the Association. As part of the report there is a Balance Sheet and Statement of Income and Homeowners Equity as of and for the year ending December 31, 2009, on an accrual basis.

The Balance Sheet indicates the assets, which consist of monies in the operating and reserve accounts.

SUMMARY

The balance sheet shows \$6,185.00 in the checking account as of December 31, 2009. The combined reserve account totaled \$102,256.00, equaling total assets of \$108,441.00.

The total administrative expenses were under budget due to savings in most categories of expenditures.

Land Services was under budget due to savings in expenditures for fertilization and for roadway salting expenses.

Building Services was over budget due to increased costs for water and sewer.

The Board and management will continue to strive to build healthy reserves and to concentrate their efforts to ensure that there are adequate operating funds budgeted to maintain Bailey's Grove South in a first class manner.

Any questions regarding the financial review may be directed to Lisa Hansen at Hendon & Slate, CPAs at 1-800-924-6891 or to Deb Stone at REALICO, Inc. at 942-7055 ext. 4.

NOTICE OF PROPERTY INSPECTION

The Board and management will inspect the condominium property on May 10 to evaluate its condition. **Please get involved** by reporting maintenance items or suggestions for future maintenance projects that will improve the entire community.

Please contact Greta Gillespie, REALICO's Maintenance Coordinator, with your concerns by **May 7, 2010. PLEASE LET GRETA KNOW THAT ITEMS REPORTED ARE TO BE NOTED FOR THE PROPERTY INSPECTION AND ARE NOT FOR IMMEDIATE REPAIR.**

TIME TO UPDATE IMPORTANT RECORDS

Enclosed with this newsletter is a profile form for each co-owner and renter to complete and return to REALICO by June 1, 2010. Although each of you completed this form at the time you moved into the community, it is time to update our records.

The information you provide will help REALICO serve you more efficiently and will allow us to contact you in the event of an emergency. Some of the information you are asked to provide is for Association records and some is required by State of Michigan law, as detailed in the Condominium Documents.

Please remember to notify REALICO whenever any of your information changes. If you get a new vehicle or phone number, please let REALICO know.

Thanks in advance for your cooperation!

ENFORCEMENT OF RULES & REGULATIONS



Some rules are necessary to set boundaries and guidelines for life in a condominium community. Most of these rules have been put into place through the master Condominium documents, and co-owners are notified through the Association newsletter of any additional regulations approved by the Board of Directors.

The Board is responsible for adopting, amending, and enforcing the rules for the Association. The Board works to ensure that all co-owners follow the Association By-laws and Rules and Regulations.

These rules should not be seen as hindrances imposed by someone else, but rather as guidelines that members of an Association adopt to protect the rights of everyone in the community. If sensitivity to rights and responsibilities breaks down, the Board of Directors is empowered first to give some reminders and then to carry out whatever enforcement becomes necessary.

Enclosed are the Use & Occupancy Restrictions from the Association documents and the Condominium Rules and Regulations. Please review these documents regularly. If you are in violation of one of these rules, please correct the situation. Maintaining a neat, clean, well-ordered community helps all of us: our property values are maintained and we all have a great, peaceful place to live.

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:



Ronald Hageman

3480 S. Lyn Haven Drive

PLEASE OBEY THE SPEED LIMIT!

PLEASE OBEY THE POSTED SPEED LIMIT OF 20 MPH when driving through the community. Remind guests of this speed limit as well.

Be alert to pedestrians and drive courteously. Always yield to pedestrians. Watch your "blind spot" for other traffic, including bicycles and pedestrians.

The purpose of the speed limit is to protect residents and guests of the community. Whenever drivers fail to obey the speed limit, they pose an unnecessary safety risk for everyone. Safety and security is a shared responsibility.

HOW TO BE A GOOD NEIGHBOR

Know your neighbors. Knock on doors, introduce yourself and establish a rapport. Welcome new neighbors with an introductory note or a friendly chat.

Maintain the area around your home so that it's neat and attractive. Follow rules regarding yard art and pick up newspapers promptly.

Be conscientious about noises that might disturb your neighbors, such as vacuum cleaners, music, and loud talking.

Respect your neighbor's privacy.



IMPORTANT INSURANCE INFORMATION

Each co-owner's insurance agent is always the first contact in the case of any interior damage to a co-owner's unit. All co-owners should make sure their individual condominium insurance policy contains a **Loss Assessment and Water and Sewer Back Up Coverage Endorsement**. **Have your agent evaluate your loss assessment insurance to make sure it's adequate.**

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.

Any questions your insurance agent has may be directed to the Association's insurance company, Pinnacle Insurance Partners. Please contact Account Manager Conni Austin at 616-301-6729 or Account Manager Mary VanBeek at 616-301-6745.

SAFETY PRECAUTION-CLEAN DRYER VENTS

Make sure your dryer vents to the outside and is not plugged. It is important to keep dryer vents free of lint and have dryer vents cleaned. A poorly maintained dryer vent is a fire hazard and causes clothing to dry more slowly. Suggestion? Try Sears Air Duct Cleaning at 616-957-2708 or call a favorite contractor to have dryer vents cleaned.

Cleaning hot and cold air returns improves the air quality in your home, especially for those with allergies.

"A day without laughter is a day wasted." Charles Spencer Chaplin

Laughing lowers levels of stress hormones and strengthens the immune system. Six-year-olds laugh an average of 300 times a day. Adults only laugh 15 to 100 times a day.

BOARD OF DIRECTORS & OFFICERS

PRESIDENT

Brian Waalkes

Board Term Expires 2010

TREASURER

William Cheaney

Board Term Expires 2010

VICE PRESIDENT

Fred Olejniczak

Board Term Expires 2012

DIRECTOR

Joe Soper

Board Term Expires 2011

SECRETARY

Richard Sterkenburg

Board Term Expires 2012



REALICO & HEGLUND-SOVA REALTY STAFF

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Greta Gillespie	616-942-7055 Ext. 1	maintenance@realico.com	Maintenance Coordinator
Tonya Davies	616-942-7055 Ext. 6	tonya@realico.com	Communications Director
Mary Harrison	616-942-7055 Ext. 8	maryh@realico.com	Property Manager/REALTOR
Jeff Heglund	616-942-7055 Ext. 7	jeffh@realico.com	Property Manager/REALTOR

Ron Koroleski, I.C. - **480.1978 Pager (Maintenance Emergencies Only)**

Maintenance Supervisor: Professional Property Maintenance, LLC

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Heglund-Sova Realty, Inc. - Your Condominium and Residential Homes Specialists!