

GCE = IT...
LCE = OWNER

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Date: June 5, 1989
To: Grosse Pointe Residents
From: Doug Groot & Grosse Pointe Estates Board

Like yourselves, I received another memo in the mail today from Bob Tol pleading "mercy" from the significant amount of calls being received by their office for maintenance requests. I am well aware that we are behind schedule in many areas and I will attempt to address some of those points later in this letter. However, the initial subject that I would like to address is the many requests for service being received that are not the responsibility of the Association.

I believe that perhaps a review of our Master Deed would alleviate many of the questions of "who's responsible for what?". I have attempted to highlight principal areas of concern (omitting the "hereofs" and "wherefore"). It is important to me that the tone of this letter not be construed as anything more than an attempt to clarify some confusing issues. It is also important to note that the following articles are NOT "new", "changed" or, for that matter, "peculiar" just for Grosse Pointe Estates. Our Master Deed, like all other condominium projects, is to a large degree dictated by Michigan law and you will find little variation from project to project.

I have referred to the applicable "articles" from our Master Deed to enable you to follow along and agree/disagree with this "layman's interpretation". Your input, as always, is welcome. Here goes

"Common Elements" are divided into two categories:

(Article III-L) General Common Elements (GCE) means those common elements of the project which are for the use and enjoyment of all Co-owners.

(Article III-M) Limited Common Elements (LCE) means those common elements of the project which are reserved for the exclusive use of the Co-owner of a specified unit.

Responsibility and costs of maintaining "GCE's" are always those of the Association. Responsibility and costs of maintaining "LCE's" may or may not be that of the Association. (More are not, than are.)

*enroll
members
dormitory*

1) (Art-4 A-2) Outside parking areas, drives, sidewalks, yard and bed areas, trees and shrubs are GCE's. (Association maintained.)

2) (Art-4 A-7) Foundations, roofs, perimeter walls, ceilings, and floors (including doors and chimneys) are also GCE's. (Association maintained.)

NOTE: Storm doors are owner installed and maintained.

3) (Art-4 A-3) Electrical, telephone, and cable TV wiring networks that services the above "common" areas are GCE's. (Association maintained.)

(Art-4 B-1) Wiring located entirely within a condominium unit, and services only that unit (includes outlets and switches) are LCE's. Cost and responsibilities of these items are those of the OWNER. (Art 4-C).

NOTE: Lighting fixtures, appliances, telephones, cable TV switch boxes are owned and maintained by the OWNERS.

Chuck Beale taking
Clint Tol's place. 4/14/89

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LCE = OWNER

- 4) (Art-4 A-4) Plumbing and gas pipe networks - same as #3, i.e., those pipes located in - or - servicing common areas (entire building) are GCE's.
(Art-4 B-1) The pipes/drains located in, and servicing only your unit are LCE's. (Owner maintained - Art 4-C).

NOTE: Items such as faucets, sinks, toilets, laundry tubs, garbage disposals, etc. are owned and maintained by the OWNER.

- 5) (Art-4 A-5) Heating/Air Conditioning ductwork located in - or - servicing common areas are GCE's. (Association maintained).

Art-4 B-1&3) Heating/Air Conditioning ductwork located in and servicing only your unit, as well as your furnace, air conditioning unit, and hot water heater are LCE's, which the OWNER is responsible for maintenance (Art 4-C).

- 6) (Art-4 B-2) Patios and decks are LCE's, but these are maintained by the Association (Art 4-C). (We have a lengthy list of patio repairs which will be addressed this summer.)

- 7) (Art-4 A-8) Garages - maintenance criteria is similar to the categories above. Roofs, exterior, doors, "common" electrical and plumbing are GPE's. (Association).

(Art-4 B-5) Internal surfaces, electrical and plumbing servicing your unit are LCE's - maintained by the OWNER (Art 4-C).

NOTE: This includes electric garage door openers.

- 8) (Art-4 B-4) Interior wall surfaces are LCE's maintained by the OWNER (Art 4-C). This includes painting/wallpapering. It would also include drywall repair IF "damage" was owner inflicted, such as nail-holes or moving a light fixture. If damage to drywall was a result from a defect of a GPE, i.e., leaky roof, the Association would be responsible for replacing the drywall, BUT you (or your insurance) would be responsible for painting, papering, or replacing contents.

- 9) Windows/Sliders - I saved the best for last. If there is ever a grey area in defining "common elements", this is it. If some of the following seems vague, it WAS intentional. As with most cases in life, "common sense" must come into play. Our Master Deed (Art 4 B-4) includes windows and sliders in the "interior surfaces" category, a LCE maintained by the OWNER. Exterior surfaces of windows/sliders are maintained by the Association. This would include "routine repair" such as proper caulking and insuring from damage from an "outside source". (A mis-directed pot/pan in the kitchen by an angry spouse would not fall into that category.) Exterior window cleaning may or may not be a covered item from project to project, it is NOT at Grosse Pointe, as is NOT seasonal removal/installation of storm-windows or screens.

I hope this summary will help all of us in addressing our maintenance needs. As Bob mentioned in his memo, Warranty Coverage (1 yr.) would preclude any of the above, and also, if you are unable to address a maintenance need for which you are responsible, Tol can expedite those services for a fee (which is only fair for the rest of us).

As I mentioned earlier, the Board is well aware of delays in areas of maintenance that the Association IS responsible for. There are reasons - some good and, frankly, some not so good. Here is an update

General Maintenance - TOL is in the process of hiring an on-site maintenance person. This person will be responsible for Grosse Pointe only. His duties will include response to day-to-day maintenance requests, supervision of seasonal help, identifying potential/existing problems (something I think has been sorely lacking) and following

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up on the progress (or lack of) work being done, which I also feel has been a weak area. We, the Board, had initially hired a person (earlier this spring) on a time-share basis for this role, but it quickly became apparent that the hours needed for this position were not available to us. The result has been many delays in our spring start-up schedule. We apologize and ask for your patience. I don't want to start the violins playing in the background, but we have spent a considerable amount of time and effort in correcting these problems and you should begin to see the results shortly.

TOL has completed the gigantic mud mess down by Building D. Other than a few minor alterations, it looks great! They have begun work on the medium mud mess by Building C/B, which should be completed soon. This work was done at their expense to rectify some of the drainage problems (hopefully).

The Board has contracted Tender Lawn Care to weed and woodchip all bed areas on the property. This work is scheduled to be completed by mid-June.

The Board has contracted Poortenga Tree Service to care for our trees and shrubs. Their contract does not include shrub pruning or replacement. It does include an on-going feeding and disease preventive program, pruning of larger trees, and recommendations for replacement. They came highly recommended from other condo projects in the local area.

The Board is currently negotiating a contract with a "professional" landscape service to make a thorough sweep through the property - replacing or replanting all dead and damaged shrubbery - and then initiating a seasonal maintenance program. We may reconsider the "do-it-ourselves" approach down the road, once we are assured that management can provide the expertise needed for this important function.

Sprinklers - the ringing in our ears has just begun to subside from last year..... West Michigan Sprinkling Company has been here (several times) and most of the system is working but, as many of you are aware, we still have problems. An on-going monitoring/repair of sprinklers is another role that we hope to fill with our on-site person. Hopefully, this will save us a lot of headaches and money.

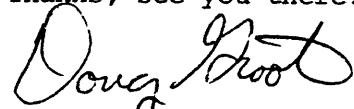
Lawns/shrub pruning - Tender Lawn Care is continuing to handle these responsibilities. TLC has been reminded about grass clippings being blown onto patios and garages. Let us know if this continues to be a problem. Residents are reminded NOT to stop these people with maintenance/sprinkler problems. These are NOT their problems.

Patios/Building & Drive Maintenance - Lou and Chuck have walked the entire property and a rather lengthy list of eavestrough, drive maintenance and dressing, patio repairs, painting, etc. has been scheduled. Hopefully this year we can produce more results, not just more lists.

Don't forget - the Annual Meeting is June 20, 7:00 p.m. at Holy Spirit.

PLEASE - remember the function of this meeting is for election of Board members and expression/discussion of issues related to the entire community. It is not fair to take up your neighbors' time for individual problems such as your dead bush, your sprinkler, your peeling door, etc. Board members will be available after the meeting to discuss those sort of issues. The meeting should also not be used as a forum for personal disputes between you, the owner, and TOL, as builder, unless it involves "common elements" such as exterior building or grounds concerns.

Thanks, see you there!



Doug Groot, Chairman
Grounds Committee