

Windfield Estates Condominium Association

November 18, 2022

Dear Co-Owners,

Leadership Management would like to thank you all for a great first year. We have been retained for the 2022-2023 year as Management Company. We look forward to working with your association and continuing to build relationships with each of you.

Winter is upon us, and the new year is quickly approaching. The new year brings a couple changes for the association, and we wanted to send out a reminder letter as well as invite everyone to participate in the holiday events that have been scheduled.

- During a regular board meeting on September 21st, 2022, upon review of the budget, the Board of Directors deemed it necessary to implement a slight dues increase for 2023. Dues will increase \$25.00 per unit because of the increasing cost of doing business.
- Association will begin following a traditional fiscal year, January 1st – December 31st, instead of October 1st – September 30th.
- Association Dues will be due January 1st, 2023. If not paid by January 10, 2023, a late fee of \$25 for each month the payment is late will be applied. Statements will be sent out by mid-December. Payments can be made anytime, online or by mail to Leadership Management, P.O. Box 146 Gaines, MI 48436. The link to pay online is [C-PropertyPay \(cit.com\)](https://www.c-property.com).
 - To pay online you will need the following information;
 - Management ID: 6049
 - Association ID: 600
 - Property/ Account Number: Your unit #
- Windfield Estates is one of the sites listed in our 'properties managed' portion of our website. Our website is www.leadershipmanagement.us - Go to sites managed and click your site. Here you will find your documents, site financials, meeting dates etc. If there is something you would like to see, please let us know.
- As we understand that certain circumstances require additional parking, **overnight** parking on any roadway or cul-de-sac is prohibited. As stated in the master deed and bylaws, Article X, section 2.8 page 21, *"No vehicles shall be parked on or along the private drives, and Co-owners and their agents, tenants, invitees, guests, and family members shall not use or obstruct any parking areas abutting such drives without consent from the Association. In general, no activity or condition shall be allowed on any unit or on the Association property or Common Elements that would spoil the appearance of the Property."*
- Vehicles parked in the road will prevent the snowplow company from plowing that area of the road.
 - **If the road is unable to be plowed due to a vehicle obstructing the roadway, the co-owner will be fined and responsible for any expenses incurred for the snowplow company's return.**

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- Leadership Management has an e-mail distribution list. If you wish to be added or are unsure if you are currently on the list, please contact Tina Popour.
- Holiday Events
 - The Association will be hosting a Holiday decorating contest. If any Co-owner would like to participate in decorating the outside of their home, they may do so to the best of their ability for the holidays. Every Co-owner will have the ability to vote one time for the resident with the best decorations.
 - Co-owners cannot vote for their own residence, must be current on annual assessment and every Co-owner that is participating must cast a vote. The top three (3) winners of the contest will receive following amounts in the form of an Amazon Gift Card. 1st place \$100, 2nd place \$75, and 3rd place \$50. Voting slips are below and must be submitted no later than 5 P.M. on Tuesday, December 20. You can submit your vote by email to Tina@leadershipmanagement.us. The winners will be notified by mail. If you have any questions, please contact Tina.
 - 2nd Annual Santa Stroll – **Saturday December 3, 2022**
 - Join your neighbors for a festive walk around the Association that includes a cookie stop and candy cane stop, ending with crockpots of chili, hot cider, and hot chocolate and lots of holiday cheer.
 - Organized by Kathleen Margaret
 - More information will be posted on our Facebook page
- 2023 Meetings will be held the 3rd Wednesday of January, March, July, and September.
- 2023 Annual Meeting will be held May 17, 2023, at Mundy Township Hall.

If you are new to Windfield Estates Condominium Association, we would like to extend a warm welcome as well as extend our continued gratitude and appreciation for everyone's contribution and commitment to helping keep the Association well balanced and operating smoothly. Please contact Leadership Management with any questions or concerns.

I would like to take this opportunity to introduce myself, my name is Tina Popour. I have a 3-year-old son. I have recently made a large career change from the medical field to property management. I am a Michigan Native and grew up in Milford. I am looking forward to learning more about your association as well as building relationships with each of you. Please feel free to reach out to me with any questions or concerns you may have.

**HAPPY HOLIDAYS FROM YOUR BOARD OF DIRECTORS AND LEADERSHIP
MANAGEMENT**

Windfield Estates Condominium Association

Managed by:

Leadership Management, Inc

PO Box 146, Gaines, MI 48436

Association Manager: Tina Popour

Tina@leadershipmanagement.us

Phone: (810) 735-6000 Fax: (810) 735-6009

Holiday Hours:

Thanksgiving – Closed November 24th & 25th

Christmas: Closed December 22nd at noon, and will reopen December 27th

New Years – Closed December 30th and will reopen January 3rd

2023 Holiday Decoration Contest

Name: _____

Address: _____

Address with the Best Decorations:

Windfield Estates Condominium Association 2023 Annual Assessment Coupon

January- December 2023

2023 Association Dues: \$225.00

Payment is due January 1, 2023

*Any payments made after January 10, 2023, will incur a late fee of \$25 each month that the payment is not received. *

Send Payment to:

Leadership Management

P.O. Box 146

Gaines, MI 48436

Unit #: _____ Address: _____ Name: _____

2022

Holiday Decorating Contest

Decorate your home for the holiday
Vote on your favorite address by
December 20, 2022
Submit your vote via email
Tina@leadershipmanagement.us or
mail to Leadership Management
P.O. Box 146
Gaines, MI 48436
*You can not vote for your own
address*

