

The Cape Voice

Winter 2024

We welcome our new neighbors to the Cape Condos.

This newsletter is mainly for information which may be useful to you.

Our monthly meetings are held in the clubhouse on the second Wednesday of each month, except for December. Meeting time is 7:00PM. Generally open meetings are in even numbered months and all are welcomed. If you would like to speak to the Board, please call Dawn at Leadership and she will get you on the agenda. Zoom connection is also available.

Our 2023-24 Board members are President, John Sucich, Vice President, Amy Morris, Treasurer, George Gibbons, Secretary, Terri Morioka and Member at Large Dan Phillips.

If you see us out, please feel free to introduce yourself.

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Landscaping maintenance is the subject of many questions. When this complex was built the front of your condo was landscaped with certain shrubbery and a lawn and in the back was only lawn. The maintenance was the responsibility of the Association and was paid out of your monthly dues. There are very few condos which still have the original landscaping. If you have flowerbeds, shrubs other than yews, junipers and burning bushes those areas are your responsibility. You will need to keep them trimmed, weed free and clean them up at the end of the growing season.

Decks and patios were not original and if you have one it is your responsibility to maintain. Decks, porches, and patios are not storage area. All lawn furniture and tools should be taken

inside to your basement for the winter months. Piles of summer items can provide shelter for critters which can cause all sorts of problems.

Your landscaping should not extend into the common areas. This is so the lawn mowers can get in to mow.

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Recycling is available in our community. Most multiple residential communities in Van Buren township do not have residential pick up of recycling. Our pickup day is Monday. You may put your recycling out after 6:00PM on Sunday and your containers must be taken in by 6:00PM Monday. The recycling company requests that we **do not put our recyclables in plastic bags**, they clog up the sorting machines so the recycling company will throw away any recycling in plastic bags.

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Trash and use of the dumpsters. Our pickup days are Tuesday and Friday. Please be considerate of your neighbors and do not put excessive amounts of trash in one dumpster. **Waste Management is now billing Van Buren Township for overflowing dumpsters. In turn these overages are being added back on to the homeowners' taxes. A few units not following the rules of the association are making everyone pay.** Furniture and/or appliances are not allowed in the dumpsters. You may call Van Buren township for large/heavy pick-up instructions. Please break down boxes so they do not fill up the dumpsters. Better yet, break them down and put out for recycling.

**Also, please do not leave any trash of any kind outside of the dumpsters. If your usual dumpster is full take your trash to another dumpster. The driver does not get out of the truck so he will not pick up anything left outside of the dumpster. If you leave**

something blocking the dumpster you could cause the dumpster to not be emptied.

There are fines for improper use of the dumpsters. The fine is \$300.00.

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With winter here there are some things we should keep in mind.

Should you be a snowbird or even go away for a few days please be sure to leave your heat set at 65 degrees, so pipes do not freeze. If you are gone for extended periods in the winter, please turn your water off to the entire unit.

The water to your outside water spickets should be turned off at the main, which is usually in your basement.

Porches should be kept clean and easy for maintenance to clean the snow off. If you would like a bag of salt to use in between snowfalls let Dawn know and she will arrange for it to be delivered to you. If you notice icy patches on the sidewalks, please let Dawn know and she will have it looked after.

Our streets and the main aisle in the parking lots are plowed but **your parking space is your responsibility. You must keep it shoveled and clear of snow and ice.** The association is not responsible for accidents related to snow and ice in your parking space.

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Call Dawn at Leadership for information if you need any of the following.

Boat dock, a storage space or space to store kayaks. Pool and gate keys or use of the clubhouse.

Also, if you would like to make any alterations to the inside or outside of your condo, call Dawn first to see if you need permission.

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The site-wide gatherings we have had this past year were well attended and we look forward to more in 2024. If you are interested in helping with or planning any activities, please call Dawn and let her know what you have in mind, and she will approach the Board.

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**As a reminder, all pet owners must immediately clean up after their pet. Owners who do not comply will be fined \$200.00 for each offense. Please do not allow your pet to do its business in someone else's lawn area. Tie outs for pets are prohibited.**

**Vehicles parked at the Cape must be properly plated and in running order. NO LEAKS. Non-conforming vehicles will be towed at the owner's expense.**

If you have concerns or need a repair, please call Dawn.

The BOD asks that you respect Clay's time and do not go to him directly for help. Clay works by work orders and interruptions can make it hard for him to keep up. If you have concerns or need a repair, please call Dawn. As we all know he is too nice to tell you no, but we have asked him to refer all concerns to Dawn.