**St. Clair Terraces – Spring 2023 Update**

**SHRUBS, TREES AND LAWN**

The trees on our property desperately need to be shaped and will require our attention this season; creating organic mulch borders around as many of our mature trees as we can this year and providing adequate water using our sprinkler system settings and portable sprinkler carts. Our last remaining elm will be treated and a maintenance plan will allow us to eventually take care of all other varieties of trees and shrubs on our property. In the meantime, we will have our lawn contractor take responsibility to remove large branches, falling and peeling bark and sticks when working on our property***. WE ASK THAT EVERYONE PLEASE PLACE LARGE BRANCHES, STICKS AND OTHER TREE REFUSE NEAR A TREE ON THE LAWN CURBSIDE FOR PICKUP OR AT THE END OF THE DRIVEWAY AT MAUMEE WITH OTHER GARDEN DISCARDS AND GARDEN WASTE.***

Shrubs need to be shaped and if we will start to do that this season; this would provide a pattern for their maintenance. However, they will be trimmed and watered during the season.

The lawn will be maintained at 3 inches with sidewalks and curbs edged and arrangements will are being made to have it aerated, fertilized with the application of some organic supplements and properly watered during the growing season. Push power mowers are preferred**. Large commercial and riding mowers are not allowed in the courtyards or allowed on walkways or steps.**

Spring garden and fall leaf cleanup will be conducted on a schedule. All garden waste will be removed from the property when contractors are here on scheduled days; not discarded in or near our dumpsters and left for pickup on the property.

**2023 CONDO ASSOCIATION MARK YOUR CALENDAR!**

Meetings Open to co-owners Tuesdays, 6:30 – 8:30 p.m.

Ewald Branch Library,

15175 E. Jefferson, Grosse Pointe Park

April 18 - July 18 annual meeting/Board Election - October 17

**Special Event - Center Back Courtyard**

Wine Tasting, Thursday, May 25 from 7 – 8:30 p.m.

Presenter Sue Muldaney

RSVP to L1910Smith@aol.com by May 11, 2023

**ALSO LOOK FOR MORE DETAILS**

Summer Outdoor Potluck Barbeques – Fall Garage Sale

**INTERESTED IN RUNNING TO FILL A POSITION ON THE CONDO ASSOCIATION BOARD?**

If you are a co-owner “in good standing” contact a Board member, call Tom Sabella at Southeastern Management or fill in the candidate form when you receive your annual meeting packet. Write-in candidates are accepted on election day prior to take the vote.

**St. Clair Terraces Master Agreement and Bylaws are being updated!**

Our documents were over 20 years old and do not reflect certain Federal, State and local laws that affect how our Michigan condo community operates.

These legal documents serve to inform members and prospective members of their respective rights and obligations of membership in the association relative to the upkeep of the property and the operation of the community. “Good documents serve these needs and enhance marketability of the member’s property”. See link below to the Michigan Legislature Condominium Act Page:\*

[http://www.legislature.mi.gov/(S(525jihgo4ddnjcyachgplwec))/mileg.aspx?page=getObject&objectName=mcl-Act-59-of-1978](http://www.legislature.mi.gov/%28S%28525jihgo4ddnjcyachgplwec%29%29/mileg.aspx?page=getObject&objectName=mcl-Act-59-of-1978)

Co-owner will receive copy to review. Questions/concerns should be directed to tsabella@semanagementllc.com or L1910BettySmith@aol.com Answers will be shared with all co-owners before voting on new document at the annual meeting.

**What’s changed? For example…**

- Furnace inspections must be completed by a licensed contractor; other installed appliances, electric or gas may be as well and may be inspected by the Condo Board if needed.

- EV will be charged from co-owners own charging source or individual meter.

All responses will be shared with co-owners prior to the annual meeting before voting on the acceptance of these documents after the election. \*