

The Quail Run II Condominium Association Newsletter

Property Management Newsletter

October 24, 2025

Information from Board Meeting on October 21, 2024

Executive Board and Upcoming Meeting Information

The Executive Board is currently as follows:

President: Debra Beals

Vice-President/Treasurer: Kimberly Nower

Secretary: Carol Gersmehl

Board Member: Darlene Corey

Board Member: Judy Loudin

Included with this newsletter, we have provided the:

- Annual Meeting Notice & Agenda
- 2026 Annual Budget
- 2025/2026 Budget Comparison
- 2025 Financial Spreadsheet (thru 9/30/2025) to show anticipated expenses through the end of the year
- Updated 5-year Capital Improvement Plan
- Notice of Additional Assessment
- Board Election & Waiver Ballot
- Energy Efficiency Enhancement Policy
- Recorded copy of the Fourth Amendment

The Annual Association Meeting will be November 17, 2025 at 6:00 pm and will be held at the Oshtemo Community Hall (North Room), 6407 Parkview Ave., Kalamazoo, MI 49009

There are two (2) Board members seeking re-election, there were no new nominations. Thank you, Kimberly for your years of service to the community!

The Board has approved to add the waiver of the annual financial review to the ballot. In accordance with the State Condominium Act 59 of 1978, a vote will be taken to determine if a 2025 financial review will be conducted or not. No quorum is needed, the motion will pass with majority approval from the co-owners that are present or participate by ballot. This action is required to be taken each year.

A financial review costs \$2,000 yearly and the primary action completed by the certified accountant is a confirmation that the bank account reconciles with the financial balance sheet. The Board completes this action as well on a monthly basis and feels this is not necessary considering the level of reconciliation and transparency of the financials.

The Board hopes you will make time to review the important information included in this Annual Meeting packet. Ballots can be returned by email or mail, but must be received by no later than Friday, November 14, 2025 to be counted.

Property Maintenance, Information and Updates

Landscaping – Weather permitting, CD's will complete the first Fall clean-up of the property mid-November and a second clean-up in early December once all of the leaves have fallen.

Gutters – CD will blow off all roofs and clean all gutters throughout the community the week of November 24th, 2025.

Snow Removal: Mow Co. will be handling the snow removal this season. All plowing will be done as early as possible after snow fall but be aware, plowing is dependent on the time of snow fall. If the snow falls in the early morning, the clearing will not begin until it has stopped or significantly let up.

Salt will be installed on all drives and sidewalks but Co-Owners and their guests should use caution when moving around the property in winter months.

Energy Efficiency Enhancements Policy – In compliance with legislation passed in 2024, the Board has formally approved an Energy Enhancement Policy, as required by law. Please note that, under the governing documents for our community, a majority of the exterior of all building structures is designated as common element space. As such, no energy enhancements may be made to these areas by individual co-owners. However, adoption of the policy remains mandatory under the legislation, regardless of the community's structural limitations.

Modification Requests - If you are planning to make an exterior modification which may include a change to the exterior building structure or landscaping or addition of an exterior element, advanced written approval is required from the Board. Please complete the Modification Request form which is available on the Association's website and return it to Berkshire Hathaway for Board consideration.

Insurance – It is important that all Co-Owners confirm they have appropriate Homeowners' insurance coverage. Make sure you provide a copy of the Responsibility List available on the website to your insurance agent for review.

Water Usage – The Board asks each Co-Owner to check their plumbing fixtures to confirm there is no leaking or over usage of water. As the Association pays for water, that is one the largest regular expenses. Please do your part to check your toilets to make sure they are not running continually, make sure your faucets or exterior spigots are not dripping and be mindful not to leave water running when you are not using it. As a reminder, any overage in usage will be charged back to the Co-Owner. The Board appreciates your help! ☺

Stay connected!

Check out the Association website! Please visit: www.quailrun2.com to get all important community information, condominium documents, rules and regulations, insurance information, minutes, budgets, needed forms, a calendar of events, etc.

Please like us on Facebook at: <https://www.facebook.com/QuailRunII/>

You can email the collective Association Board and management company at: www.quailrun2condoassociation@gmail

Budget Review and Planning

As you review the included 2026 Annual Budget, 2025/2026 Budget Comparison, YTD 9/30/2025 financials and the 5-year Capital Improvement Budget you can see the Board has made great strides to identify the fiscal goals of the Association in order to provide a clear plan for the property and to make the necessary improvements to maintain your ownership investment. There are still many projects that need attention and that will require maintaining a conservative fiscal approach to repairs and improvements.

Over the past year, the Board has completed the following projects:

- Lyster replaced the roof on 2373/2375FG
- Precision Tree Service completed a community wide trimming and removal project
- Lyster replaced the siding & gutters on 2373/2375FG
- Lyster replaced the chimney chases on 2378/2380FG
- Wyoming Asphalt replaced the driveways at 2403MF and 2404MF
- All remaining clustered mailboxes were replaced on Mansfield with single boxes
- WMR replaced the decks at 2401WM and 2360/2362SM
- Arcadia Garage Door replaced the garage doors at 2403FG, 2384WM, 2401WM, 2403MF, and 2384MF

For 2026, the Board has approved:

- Replacing the roof on 2402/2404FG
- Replace the siding and gutters at 2376/2378SM and 2405/2407SM
- Replace the chimney chases at 2365/2367SM
- Replace the driveway at 2401/2403FG
- Replace sections of the sidewalk at 2365SM
- The Board plans to prioritize driveway sealing, crack filling and patch repairs as needed

Please review the Five-Year Capital Improvement Plan which outlines the budgeted projects for the next five years, as well as identifies future capital needs. We have engaged a variety of contractors—at no cost to the Association—to evaluate the condition and long-term needs of the property. These evaluations have helped establish a timeline for necessary improvements and provided valuable cost estimates.

In order to fully fund all necessary capital replacements over the next 25 years, a yearly contribution to the reserve in the amount of \$90,581 would be necessary. Currently the operating budget allows a reserve contribution of \$100,000. In addition, there are many improvements needed in the next 5 years which is why the reserve fund will need to be funded more aggressively during that time. Based on this, the Board has approved an Additional Assessment for 2026 in the amount of \$100,000. Please see the provided Notice of Assessment.

For the 2026 fiscal year, the Board has approved keeping the current monthly Association fees the same, there will be no increase in fees. The Additional Assessment will be due again by March 1, 2026 with the option to set up a 6-month payment plan. Reminders will be sent prior to those dates to confirm the specific amount due and options for automatic payment.

The capital plan will be reviewed annually in collaboration with contractors to reassess priorities and determine whether any long-term projects should be moved into the short-term planning focus. Please note that the budget serves as a projected action plan and will be revised as needed based on the evolving needs of the Association's property.

If you have any questions, please don't hesitate to contact Berkshire Hathaway.



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Community Reminders

The Board would like a reminder sent to address some important issues. Each Owner should do their best to comply to the Rules in order to ensure a cohesive community.

Recycling - Please make sure to put only recycling in the recycling dumpsters. All boxes should be broken down. Nothing should be put around the receptacles - no furniture, trash, unbroken down boxes, etc. Trash should not be left outside of any door or next to any receptacle.

Parking - The parking policy allows for 2 vehicles per unit, one must be parked in the garage. Short-Term guest parking is allowed. All garage doors must remain closed when not in use. Drives that have parked cars will not be plowed.

Fire Hazards - No open flame charcoal grills, outdoor fireplaces or outdoor deep fryers are allowed to be used within 10 feet of the building. It is important to remember to clean out the dryer hose that connects from your dryer to the wall vent. Lint build up is a fire hazard and one that can easily be prevented.

Holiday Decor - Please make sure that your Holiday décor is appropriate and confined to your personal deck or landscaping beds and not in the grass. All decorations need to be removed promptly after the holiday. Live Christmas trees are not recommended as they are a fire hazard but if you choose to have one they cannot be disposed of on site.

Pets - All pets must be leashed when on the property. Please make sure to respect your neighbors and the community and clean up after your pets. Additionally, be respectful to your neighbors and make sure your dogs do not go onto any Co-Owners entrances.

Spigots - All outside hoses should be removed from any exterior spigot. If a spigot line does freeze and damage occurs and/or a repair is required, you as the Co-Owner will be responsible for the entire cost if your hose was attached.

Pests - In order to prevent pest issues, please do not feed wild animals on common grounds and any bird feeders should be hung at least 10 ft. away from the building structure.

Neighborly Conduct - Please remember that obnoxious or offensive activities are not permitted. This includes loud music, bright lights, strong odors, or any other nuisance behavior. Be especially mindful of noise levels at night, particularly when outside or near neighboring units. If you smoke (indoors or outdoors), please be respectful of others by avoiding shared spaces, ensuring proper ventilation, and cleaning up cigarette butts. Thank you for helping maintain a pleasant living environment for all.