The Quail Run II Condominium Association Newsletter

Property Management Newsletter

October 29, 2026 | Information from Board Meeting on October 19, 2026

Executive Board and Upcoming Meeting Information

The Executive Board is currently as follows:

President: Debra Beals
Treasurer: Carol Gersmehl
Secretary: Judy Loudin
Board Member: Darlene Corey
Board Member: Linda Dickey

Included with this newsletter, we have provided the:

- Annual Meeting Notice & Agenda
- 2027 Approved Annual Budget
- 2026/2027 Budget Comparison
- 2026 Financial Spreadsheet (thru 9/30/2026) to show anticipated expenses through the end of the year
- Updated 5-year Capital Improvement Plan
- Notice of Additional Assessment
- Board Election & Waiver Ballot

The Annual Association Meeting will be Monday, November 16, 2026, at 6:00 pm and will be held at Berkshire Hathaway, 6312 Stadium Drive, Kalamazoo, MI 49009.

There is one (1) Board member seeking re-election, there were no new nominations. Thank you, Judy for your years of service to the community!

If you are interested in being considered for a Board appointment, please contact Berkshire Hathaway.

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 2026 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 approximately $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 13, 2026, to be counted.

Property Maintenance, Information and Updates

Landscaping – Weather permitting, MowCo will complete the first Fall clean-up of the property on October 29th and 30th and a second clean-up on November 24th and 25th hopefully once all of the leaves have fallen.

Gutters – MowCo will blow off all roofs and clean all gutters throughout the community within the first two weeks of November. Once a date is confirmed, we will send out an email to all Co-Owners.

Snow Removal: MowCo will be handling the snow removal again 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.

As a reminder, MowCo will only plow driveways that are free of vehicles. If a vehicle is parked in your driveway when the contractor arrives, the driveway will not be plowed. Please note that MowCo will not return later to clear a driveway that was inaccessible during its initial pass due to a parked vehicle.

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.

Water Meter Replacement Reminder - The City of Kalamazoo is replacing aging water meters at no cost to Co-Owners. If you received a notice, schedule your appointment within two weeks. Some notices may have been sent to the wrong Co-Owner due to meter-location records, so please coordinate with your neighbor if needed. Schedule online: kalamazoo.umsscheduling.com Or call UMS: (844) 741-6248.

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, water heaters and water softeners 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's website! Please visit: **www.quailrun2.com** to get all important community information, condominium documents, rules, insurance information, minutes, budgets, 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 financial information you can see the Board has made great strides to maintain a fiscally conservative approach to common area repairs and improvements.

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

- WMR replaced the roof on 2402/2404FG
- Precision Tree Service completed a community wide trimming and removal project
- Lyster replaced the siding & gutters on 2376/2378SM and 2405/2407SM
- WMR replaced the chimney chases on 2365/2367SM
- Wyoming Asphalt replaced the driveways at 2401/2403FG
- Quality Concrete replaced sidewalk sections at 2365SM, 2405SM, 2367SM and 2379SM
- TM Asphalt completed asphalt repairs, crack filling and sealing as needed on 8 driveways
- Kent Concrete completed mudjacking on 2399WM
- The Board approved Betke to complete tuckpointing at 2401WM and 2373/2375MF. A repair date has not yet been set but will take place if not this year then next year.
- Providence Gutter replaced gutters at 2365/2367SM and 2386WM and 2373MF. Additionally, Earthworks installed bubblers at 2365/2367SM.
- Earthworks replaced retaining walls at 2368MF and 2376/2378SM

For 2027, the Board has approved:

- Replacing the roof on 2360/2362SM
- Replace the siding and gutters at 2402/2404 FG and 2346/2348FG
- Replace the gutters on 2373MF and 2386MF
- Replace the chimney chases at 2343/2345FG
- Replace the driveway at 2343/2345FG
- Replace sections of the sidewalk at 2343FG
- The Board plans to continue prioritizing driveway sealing, crack filling and patch repairs. The specific driveways will be identified during the Spring walk around to determine which driveways are most in need.
- The Board will evaluate any tree trimming and removals that may be needed during the Spring walk around and approve a scope of work.

The Capital Improvement Plan outlines the budgeted projects for the next five years, as well as identifies future capital needs. To fully fund all necessary capital replacements over the next 25 years, a yearly contribution to the reserve in the amount of $102,680 would be necessary. However, as there are a significant number of projects that must be completed in the next 3 years, the reserve allocation must continue to be funded more aggressively during that time. Based on this, the Board has approved an Additional Assessment for 2027 in the amount of $180,857 which is the same as 2026. Please see the provided Notice of Assessment.

The Additional Assessment will be due again by March 1, 2027, 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 to 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 yearly based on the evolving needs of the Association.

For the 2027 fiscal year, the Board has approved keeping the current monthly Association fees the same, there will be no increase. As a reminder, in 2030 the monthly fees are anticipated to go back up as they were in 2025 in order ensure proper reserve funding going forward.

If you have any questions after reviewing the provided information, please feel free to contact Berkshire Hathaway.



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Community Reminders

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.

Fire Hazards - 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 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.