

The Quail Run II Condominium Association Newsletter

Property Management Newsletter

April 29, 2025

Information from Board Meeting on April 21, 2025

A Message from the Executive Board

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

The Board plans to complete the Spring Walk Around on Tuesday, May 20, 2025. If you have a specific concern related to the exterior of your Unit, please contact Berkshire Hathaway so the Board can review any concerns during the walk around.

Once we have completed a full property inspection, it is our plan to finalize an Exterior Repair List and work to complete the necessary repairs through the summer season, with the Board's approval, to improve the maintenance standard for the community.

In addition, if you have an outstanding work order that has not yet been addressed, please contact our office so we are able to ensure those issues are prioritized as we work to develop a plan of action for all work needed.

Work orders can be emailed directly to Danni Rubel, Maintenance Coordinator, at kzooworkorders@bhhsmi.com or submitted through your Propertyware portal.

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

Property Maintenance, Information and Updates

The Board has approved a variety of projects to be funded by the Assessment that was due on March 1, 2025 in the total amount of \$100,000.

Asphalt Replacement – The Board has approved Wyoming Asphalt to replace the driveways on 2403MF and 2404MF. This work has been tentatively scheduled for August 28th and 29th, 2025.

Roof Replacement – The Board has approved Lyster Exteriors to replace the roof on 2373/2375FG. This project is tentatively scheduled to take place on May 14th and 15th, 2025.

Building Power Washing – The Board has approved Fish Window Cleaning to power wash the building exteriors on all Mansfield and Wildemere buildings. Once this work has been scheduled we will email Co-Owners.

Landscaping and Irrigation – CD Landscaping will be the lawn service provider for this Spring/Summer season. The irrigation system will continue to remain off for this year. Weather permitting, the weekly mowing day will be Monday. If you place sticks or yard waste in paper bags, they will remove those as well on their mowing days.

Tree Trimming and Removal – We have had trees marked throughout the community by Precision Tree Service with their recommendation for potential trimming and removal recommendations. The Board will review these recommendations when they complete the Spring Walk Around and confirm the specific scope of work that will be completed yet this year. Once the scope is confirmed and the work is scheduled, we will provide Co-Owners with notice.

Siding Replacement – The Board has approved Lyster Exteriors to replace all siding, chimney chases and gutters on 2373/2375FG and the chimney chases only on 2378/2380FG. This work is tentatively scheduled to be completed between June 30th – July 25th, 2025.

Deck Repairs and Replacement – West Michigan Roofing and Brewer Construction have completed an evaluation of all decks around the community. It was confirmed that the decks most in need of replacement are those that were planned for replacement this year with the Assessment funds. The Board has approved West Michigan Roofing to replace the decks on 2360/2362SM and 2401WM. Once the replacements are scheduled, we will contact those Co-Owners affected. Decks, not yet in need of replacement but in need of structural repairs, will be addressed by Brewer Construction.

Garage Door Replacements – The Board has approved Arcadia Garage Door to replace the garages doors at 2403FG, 2384WM, 2401WM, 2403MF, 2384MF. Once the work has been scheduled, those Co-Owners will be contacted.

Mailbox Replacements – The Board has approved Brewer Construction to replace the remaining mailbox clusters on Mansfield to individual boxes. Once the work is scheduled, those Co-Owners will be contacted.

Tuckpointing – The Board has approved Betke Masonry to complete tuck pointing at 2398/2400WM and 2402/2404FG. The work is scheduled to be completed on May 19, 2025.

Gutter Cleaning – CD Landscaping cleaned all gutters earlier in the season. The Board will make the decision after the Spring Walk Around if they will have the gutters cleaned a second time. If you have a gutter issue, please contact Berkshire Hathaway and it will be serviced as needed.

Amendment and Reserve Plan

The Board, alongside new management, has been working hard to put together a 5-year Reserve Plan - Capital Improvement Budget detailing a plan for the many necessary replacements to the structural elements of the buildings and property. This will help all Co-Owners understand the long-term plan for the property and anticipated costs for budget planning.

The Board has indicated the primary capital priorities for the property are:

1. Roofs Replacements
2. Exterior Trim and Siding
3. Asphalt Replacements
4. Tree Removal
5. Gutter Replacement

Based on the cost of the improvements, as detailed on the provided 5-YR Reserve Plan, the Association is not in a strong financial position and the Additional Assessment recently approved will not cover the many needed replacements the Association is anticipating over the next 5-10 years. You can see from the plan provided that further Assessments will be needed over the next 5 years at minimum.

In order to protect your investment and ensure the Association is able to maintain the common structural elements of the property, the Board has had to consider other options available to reduce overall expenses.

The Board has made the decision to amend the Master Deed and Bylaws as it is time for both the updating of current practices based on new legislation along with amending the level of overhead the Association is responsible for maintaining.

Please read the provided packet of information as it pertains to the Amendment initiative containing the following items:

1. Bylaw Amendment Summary and Reserve Plan
2. Draft Fourth Amendment
3. Reserve Plan – 5 YR Capital Improvement Budget
4. FAQ's pertaining to the draft Amendment
5. Draft Revised Responsibility List

The Board appreciates your time and assistance with this necessary initiative. The Board realizes that the packet provided is lengthy but it is very important that you review the information thoroughly.

The Board understands that Co-Owners may not at first support all of the initiatives detailed in the amendment but hopes that after review and careful consideration, will come to understand the immediate need for an amendment and the benefit this will provide for the future success of the Association.

Next week, a survey will be sent out to gain feedback from Co-Owners regarding the Amendment. The Board will review all feedback at their May 19, 2025 Board meeting and after will provide Co-Owners with more information as to the next steps.

It is the Board's intention to schedule meetings with each Street to allow all Co-Owners the opportunity to ask further questions before the Amendment is voted on.



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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 with 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 dumpsters - no furniture, trash, unbroken down boxes, etc. Trash should not be left outside of any door or next to any receptacle. **See the flyer on the Association's website to confirm items appropriate for recycling.**

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 Hazard - Open flames near the building is never permitted. Torches, grills, etc. should always be placed at least 10 feet away from the building and roof line. Fire pits should never be placed on the deck or near the buildings per insurance regulations. Flammable material storage (such as propane tanks, etc.) should not be stored within the unit and at least 10 feet away from the building.

Use - Only deck appropriate items and decorations are allowed. No personal items are to be stored on the property and no firewood can be stored in the garage or against the building structures.

Conduct - Residents, their dogs, their guests, or invitees, shall not make, or allow to be made, noises, smoke, smells, light, etc. which are disturbing to other residents. This includes noise from within a Unit and outside a Unit.

Please check for water leaks! The Board asks each Co-Owner to check their plumbing fixtures to confirm there is no leaking or over usage of water. Remember, any over usage will be charged back to each building. 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. The Board appreciates your help! ☺

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.