

The Quail Run II Condominium Association Newsletter

Property Management Newsletter

May 1, 2026

Information from Board Meeting on April 20, 2026

A Message from the Executive Board

The Executive Board is currently as follows:

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

The Board plans to complete the Spring Walk Around on Monday, May 18, 2026. 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.

After we complete the Spring Walk Around, we will work to create a repair list that the Board will prioritize based on available funds. The goal will be to complete as many of the necessary repairs by October 2026.

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

Co-Owners are reminded to review the Responsibility List, which is available on the Association's website and details the specific responsibilities of both the Association and the Co-Owner regarding the maintenance of limited common elements.

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.com

Property Maintenance, Information and Updates

The Board has approved a variety of projects to be completed yet this year and funded by the Assessment that was due on March 1, 2026, in the total amount of \$180,857:

Asphalt Replacement – The Board has approved Wyoming Asphalt to replace the driveways on 2401/2403FG. This work has been tentatively scheduled for July 15th and July 16th. We will email those Co-Owners prior to service with important information regarding the project.

Asphalt Sealing, Crack Repair and Patching – During the Spring Walk Around, the Board will look at each driveway to confirm the specific scope of work needed for 2026 for asphalt crack filling, patching and potentially sealing. As work is scheduled, we will email Co-Owners.

Chimney Chase Replacements – The Board has approved WM Roofing to replace the chimney chases on 2365/2365SM. This work is anticipated to be completed mid-June. Once a date is scheduled we will email those Co-Owners.

Concrete Replacements – The Board has approved the replacement of the sidewalk at 2365SM, scheduled for June 16th, and 2405SM, scheduled for June 29th. If more areas are identified during the Spring Walkaround, the Board will work to get quotes for consideration pending available funds.

Roof Replacement – The Board has approved WM Roofing to replace the roof on 2402-2404FG. This project is tentatively scheduled to take place on May 7th and 8th, 2026, weather permitting.

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

Tree Trimming and Removal – The Board has approved a few immediate tree removal projects so far this year that were reported in need by Co-Owners. During the Spring Walk Around, the Board plans to look at all trees and establish a scope of work to be quoted and completed this year. If you have a concern regarding a specific tree, please contact Berkshire Hathaway.

Siding Replacement – The Board has approved Lyster Exteriors to replace all siding and gutters on 2405/2407SM, scheduled for June 8th – June 17th, and 2376/2378SM, scheduled for June 18th – June 30th. When the siding is replaced, they will also remove the balconies on the front of the building.

Tuckpointing – The Board has approved Betke Masonry to complete tuckpointing at 2386MF, 2376/2378MF and 2404FG. The work is scheduled to be completed on May 7th.

Trim Repair – The Board is currently working to get quotes to repair or replace trim and lattice work needed on Wildemere. While the complete scope of work and vendor have not yet been determined, the Board plans to prioritize this project for 2026.

Bush Trimming – Mow Co plans to complete bush trimming throughout the community on June 17th and 18th. If you have a bush that you prefer is not trimmed, please place a ribbon on it prior to these dates.

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, assembled 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 and Garage Doors - 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 are 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 - Please remember that no obnoxious or offensive activity is allowed, i.e. loud music, bright lights or other nuisance activities. Nothing shall be done by a resident in or around any building which will interfere with the rights, health, safety, peaceful enjoyment, or comfort or convenience of other residents. It is important to be respectful to your neighbors by not smoking outside or near nearby units, open windows or patios and by disposing of your butts appropriately. Co-Owners are responsible for ensuring all guests are aware of and follow the rules of the Association at all times.

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.

Pets - All Pets must be registered before they are allowed to be on the property. Pets are not allowed to be tied up and left unattended outside. All pets must be leashed when on the property and under control. Please respect your neighbors and the community and clean up after your pets. Co-Owners should do their part to ensure the dogs do not create a noise disturbance.



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Co-Owner Responsibilities

Modification Requests - If you plan to complete any exterior modification, including the replacement or installation of landscaping, the addition of or replacement of an exterior feature, etc. please complete and return a modification request form available on the Association's website to Berkshire Hathaway for the Board's consideration.

One note, Ring Cameras are allowed at the doorbell location without advance Board approval, but any other cameras are NOT allowed without Board approval.

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 may 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! ☺

Deck Maintenance - As we move into the warmer months, now is a great time to check the condition of your deck. Regular maintenance helps preserve both the appearance and structural integrity. Decks should be cleaned annually and typically power washed every 1-2 years. To protect against weather damage, sealing or staining is recommended every 2-3 years, depending on exposure. If water no longer beads on the surface, it may be time to reseal. Proper upkeep helps extend the life of your deck and maintain the overall look of our community.

Landscaping Maintenance - Co-Owners are responsible for keeping the landscaping beds around the unit and mailbox weed-free and maintained. While weed control will be applied to the beds by Mow Co throughout the season, any hand weeding is a Co-Owner responsibility. If you are interested in adding mulch around your unit, you must use Dark Brown color mulch.