

VILLAGE SQUARE COOPERATIVE

Newsletter

APRIL 2025



A MESSAGE FROM YOUR VILLAGE SQUARE BOARD PRESIDENT

I want to thank everyone who attended our open meeting on March 20, 2025. We covered many topics, and I believe it went well.

Beyond the upcoming window updates, there are other important items to address, such as light poles, gutters, and grounds maintenance. I have great confidence in our staff—Duane, Souni, Angel, Don, Robert, and Carolina—and they will work hard to get these tasks done as soon as possible.

A member reminded us that as a cooperative, we help each other, which helps keep costs down and allows us to move forward. I want to thank our volunteers, including Anita Stilwell and Rose Provost, who helped Carolina set up the office, and my wife Carol Napolitano, who has spent countless hours volunteering.

Special thanks also to our committee chairs—Rose Provost, Sue Hunt, Cassandra Florentine, Marilyn Michael, and Denise Szewczul—and to everyone who serves on our committees.

I truly believe in the path we're on. We now control our own funds, and the decisions on how to use them lie with all of us.

Thank you,
Randy Edwards



WHAT'S COMING UP?

All events at the clubhouse unless noted otherwise

- Handbook Committee: April 10 @ 6:30 pm
- Activities Committee: April 14 @ 6:30 pm
- Spring Celebration- April 12, 1-3pm
Easter egg hunt, scavenger hunt, cupcake walk, and the Easter Bunny himself
- Grounds Committee: April 22 @6:30

Look Ahead...

- May 9: Movie Night
- May 17 Beautification day 10-11AM
- June 13-15 Yard Sale
- Food Trucks June/July/August
- July 25h: Evening at Jimmy John's Field - Date/details to follow

Please keep an eye out for 3 memorial benches placed across the property in honor of: John Siemen, Gloria McLeod and Patti Tischbein.

Gone but never forgotten...

Office phone(586) 739-7570
After Hours (586) 788-7452

Staff

Property Manager- Duane Lindensmith
Maintenance tech- Don Gitchel
Maintenance tech- Souni Yousif
Grounds- Robert
Plummer- Angel Garcia
Office: Carolina Baeza
Board of Directors
Randy Edwards- President
Kathlyn Barry- Vice President
Sue Usiondek-Treasurer
Shari Marzetti-Secretary
Dave Markus-Board Member



Spring Celebration April 12 from 1-3pm

we are looking for donations of...

- cupcakes (cupcake walk)
 - donations for plastic egg fillers (candy, stickers, erasers, temporary tattoos, jelly bracelets, small items, etc)
 - volunteer to be Easter Bunny
 - Volunteers to help fill easter eggs
- April 3rd 5:30pm @clubhouse
- Scavenger hunt (Adults) 2 \$25 gift card winners
 - and a couple extra surprises



Two 3 bedroom units are currently available.
 45488 Kensington in Maple Ct asking \$69,900
 45756 Kensington in Tamarack Court for \$109,000

A note from Carolina;

I truly love working at Village Square Housing Cooperative, if you ever need anything or I can be of assistance please feel free to reach out.

Carolina.



Send any newsletter submissions in to the office or Villagesquarenewsletter@gmail.com. Cut off is the 3rd Friday to get into the next issue!

Future Events:

Movie Night will be held on May 9 doors open at 8:30
Free popcorn and treats. BYOB (no glass)
Children must be accompanied by adult.

Food trucks will be scheduled for the 3rd Thursday of the month (June, July, August) to coincide with the open board meeting. Picnic tables will be set up on patio and in shady area. More info to come.

Yard Sale June13-15 (Thursday-Saturday)

This year we are coordinating with Carriage House! We will have tables set up behind clubhouse for residents to use: first come basis. Residents are responsible for their items, pricing, watching their booth, covering at night. VS will not be responsible for your property. Residents are encouraged to set up on common ground areas along Kensington.

More detailed information to follow!

From Duane...

We are checking sump pumps. So far 25 people have signed up for the cold air return. We are power washing all the buildings before Beautification Day. We will be renting a bucket boom lift for changing lights on the street lamps, cleaning gutters, and trimming tall trees and shrubs.

Elizabeth, our yoga instructor was met with a warm welcome from our VS yoga community. Elizabeth gave a short presentation to our members about our gentle yoga class on Wednesday nights. Inviting all ages, all fitness levels, men and women. Drop in for \$7 or a month at \$5 (\$20)

From Carolina's Desk

Monthly Carrying Charges

- Make sure the unit number is clearly stated on the check.
- Carrying Charges are as follows:
 - *1 bed-\$548
 - *2 bed-\$600
 - *3 bed-\$630
- Please write a check for the amount that describes your unit.
- Carrying charges are late after 5:00pm on the 10th of each month. Please add a \$30 late fee on your carrying charges if they are late.
- Return checks fee is \$35 for insufficient funds.
- Please write the date on the check, of the day you are dropping the payment.
- Please don't forget to sign the check.
- Please don't endorse the check, we will stamp it "for deposit only" in the back.
- Please don't put you carrying charges in a large envelope or fold the envelope, this causes other envelopes to get stuck.
- We are working on getting online payment options.

Bulk Pick Up

- Please don't put any bulk pick up before 1:00pm the day before, bulk pick up is the first Thursday of the month. We want to make sure this rule is followed, as we do not want piles of garbage out for more than a couple of hours. It is inconsiderate to do so, as it looks very undesirable.

Work Orders

- Please be aware that when you called for a work order, there are some items for which you can be charged. Refer to handbook for the list under Repairs/Replacements. Also, please answer the phone when we call, to make arrangements with our maintenance crew for your appointment. If you could also give us a range of time/ days in which you will be available it will speed up the process.
- Please don't use the "after hour" emergency line for items like; taxes, checks status, etc. Please use this line for emergencies stated in your handbook pg. 37-38.

Pet Owners

- Please be mindful of others, pick up after your pet. No one likes to step on or pick up other dog's "gifts"

Cars (Handbook pg. 18-20)

Remember the parking rules;

- You can only have as many cars as license drivers living in your unit.
- Cars should be up to date on their tabs and registration.
- Cars must be moved daily if they are parked in a visitor's spot.
- No cars with flat tires should be left parked in the parking areas.
- You must register your car with the office to avoid issues, such as towing of your car.
- Please be very mindful of the children that live in our community, don't speed. As the warm weather approaches more kids will be out playing, let's all work together on protecting them and making their home a safe one.

Office

- The office is closed on Thursdays for walk ins. I (Carolina) am in the office conducting business. I will check the voicemail multiple times a day. Please make sure to leave a message if there is anything you need, stating your unit number and a call back number please.

Garbage

-Trash fines are as follow;

- \$50 first offense.

- \$100 second offense.

- Meeting with Board of Directors.

- Fourth offense may result in eviction.

Complaints

-All complaints must be done in writing. No complaints will be followed up if a written statement/complain form is not completed.

Unit Insurance

-We must have proof of you unit insurance on file at the office. Please bring paperwork to the office to be put in your file.

Planning on Moving Out? (Handbook pg. 58-59)

-Make sure you come into the office to get withdrawal package. A proper move out is very helpful when trying to sale your membership.

Website

-Our website is up and running villagesquarecommunity.com , daily/weakly announcements are available in our website.

-If you are moving and you would like us to put your unit information on the website, please email the information to the office at villagesquareofficeemail@gmail.com

Game, Book & Puzzle Room

-The room will be available to members from 8:30am-4:00pm on week days.

-Minor children (18 years of age or less) are not allowed to use the rooms, games puzzles or books without onsite adult supervision.

-If you take a book home, leave a book.

-Beverages/snacks may be brought in but must be cleaned up before leaving the rooms.

-Puzzles may be left on the round tables Monday thru Friday. Afterward, they will be replaced in their respective boxes.

-Please leave the rooms the way you found them.