



Village Square Cooperative Newsletter

June 2026

Office Email Address: villagesquareofficeemail@gmail.com

WEBSITE: <http://villagesquarecommunity.com>

Office phone: (586)739-7570

After hours emergency phone: (586)788-7452

Office Hours: Monday-Wednesday and Friday 8:00a.m.-4:30p.m.

(closed 1230-100pm for lunch)

Board of Directors

President: Sue Usiondek

Vice President: Shari Marzetti

Treasurer: David Markus

Secretary: Doris Vukovich

Director at Large: Denise Szewczul

Asst. Director at Large: Eric Ackerman

Staff

Property Manager: Carolina Baeza

Receptionist: Shelby McKay

Maintenance Tech: Don Gitchel

Maintenance Tech: Souni Yosif

Maintenance Tech: Eddie Del Rio

Grounds: Rob Roerink

Please do not pay carrying charges with Zelle before the 1st of the month.

Change furnace filter once a month- available at no charge at the office.

Email newsletter submissions to villagesquarenewslettereditor.com



Village Square Consumer Housing Cooperative

NEWSLETTER

JUNE 2026

Kindness and extra effort does not go unnoticed or unappreciated

-During the power outage a few weeks ago one of our residents watched the unit of another as the sunlight faded to make sure her neighbor was okay -over the years these two neighbors had never met. There were no lights and the front door was wide open. The watchful neighbor sat on her porch after dark, still no lights, still the door wide open. She went to the darkened unit and asked if the neighbor was okay - she responded that she was afraid she'd fall and was scared, she couldn't find her flashlight. Her flashlight was found and two additional battery-operated lanterns were left for her safety.

-Two residents wanted to improve the view of their court and asked if they could remove dead shrubbery and clean up an area of common property. They worked together tirelessly, cleaned up debris and dead vegetation and, with prior approval, planted perennials and new shrubs to beautify the area.

We want to recognize and sincerely thank the residents who continually step up to support our cooperative. Volunteering time, helping neighbors, maintaining shared spaces, or contributing ideas and energy, the efforts of our neighbors strengthen our entire community. Their commitment embodies the spirit of cooperation, and we are deeply grateful. Your Board of Directors

SUMMER INSPECTIONS

As summer front and back yard inspections continue, please keep your front and backyard free of debris and weeds. Please remove any vines growing on the brick. Please make sure that toys are not left in the front yard. If toys are stored in the backyard, please store them in the backyard neatly.

CARRYING CHARGES

If you are paying Carrying Charges through Zelle, please make sure to put your unit number in the memo and that all payments are sent to be received by us AFTER the 1st of each month and BEFORE the 10th of each month (or by the end of the next business day if the 10th falls on a weekend or holiday).

WORK ORDERS

Work orders are done by emergencies first then in the order they are received. Per the Handbook, "work order requests are usually completed within three (3) business days of the member request."

VSC KIDS

Children of the members are the member's responsibility. Please make sure to inform children of the handbook rules, as they are required to follow them. This includes picking up any trash and helping to keep Village Square clean. With the help of the members, we are trying to make Village Square a beautiful home. Please be respectful of the things others have created. If damages occur, the member will be responsible for the cost of repairs.

*With the help of our members, we continually work to keep Village Square a beautiful place to live.
Please be respectful of the things others have created.*

COMPLAINTS

All complaints must be submitted to the office in writing. No complaints will be taken over the phone.

VSCHC Memberships for sale-

4, 2bdrm Asking \$72,800,
\$80,000, \$85,000, \$112,000

2, 3 bdrm Asking \$85,000,
\$95,000



VSCHC Needs You!

Attending Meet the Candidate Night on June 11th is a way to gather with your neighbors to see who's running for openings on the Board of Directors. There will be an opportunity to ask questions to see if your priorities align with someone willing to serve on the Board. Voting at the Annual meeting on June 18th is part of our cooperative's democratic process - be a part of selecting who will represent you when making decisions for the future of Village Square Consumer Housing Cooperative.

Beautification Day is an annual event hosted by the Grounds Committee and your Board of Directors. This is an opportunity for everyone to come out and meet their neighbors! Each unit's representative will have the opportunity to pick out some flowers and mulch to enhance the outside of their home.

- 9-10:30: Check in to get a meal ticket in the lobby of the Community Building for breakfast and the raffle
- 11-12noon: Pick up 2 bags of mulch, 3 trays of flowers, 2 lawn bags and grass seed in the garage
- 12noon(promptly): Winning ticket will be drawn, must be present to win

Any leftover flowers or mulch will be used in common ground areas throughout the Village.
See you there - Denise Szewczul



Beautification
Day

Saturday,
June 6, 2026

9:00 am -
12:00 p.m.

Food and flowers are limited-first come, first served while supplies last. We look forward to seeing you!

New Member Handbook

Our Handbook Committee members worked tirelessly for many months to review the current handbook and make suggestions for an updated Member Handbook. After legal review and much discussion, it is ready for distribution. It will be available for Members at Beautification Day (June 6th), Meet the Candidate Night (June 11th) and at the Annual Meeting (June 18th). Each handbook (one per unit) will require the signature of the Member and also includes a copy of the Bylaws.

Many thanks to the Handbook Committee for their time, talent and perseverance 😊



June 11, 2026

@ 7pm

Resumes Wanted



The Village Square Board of Directors will have two open seats to fill by member vote on Thursday, June 18, 2026 at the Annual Meeting held in the Community Building at 7:00 p.m.

If you intend to campaign for a position on the Board of Directors, you must formally announce your candidacy and submit to the Village Square office a personal fact sheet or resume explaining your qualifications, no later than the close of business (4:30p.m.) on June 11, 2026 (You may place your fact sheet/resume in the mail slot on the east side of the building if needed). Please have all resumes typewritten (copy ready) on white paper and ready for distribution.

The qualifications for serving on the Board of Directors are:

1. A candidate must be a member of Village Square Consumer Housing Cooperative. A member is a person whose name appears on the membership certificate.
2. A candidate cannot be delinquent any monies to Village Square.
3. A candidate cannot be currently in any type of legal action/litigation with Village Square.
4. A candidate must have completed a minimum of two years of continuous membership.
5. A candidate must have announced his/her candidacy on or before the date/time of Meet the Candidate night (Thursday, June 11, 2026, 4:30p.m.). They must also participate at this event as nominations will not be taken from the floor.

At this meeting, at least 15% of the membership of record must be present either in person or by one vote by proxy for the meeting to be held.

A member may appoint as his or her proxy any member. In no case may a member cast more than one vote by proxy in addition to his or her own vote. Any proxy must be filed with the acting secretary before the appointed time of the Annual Meeting.

Management will report on the state of the cooperative to the membership. This includes our financial status, what was done in the previous year and those things proposed for the current year.

Also, at this meeting a drawing for one month of free carrying charges will be held. Only those who actually show up in person are eligible. Those voting by proxy are not. If a member comes to vote and then leaves the meeting before drawing, they are still eligible to win.

Your participation at this meeting will be greatly appreciated.

VILLAGE SQUARE 250TH CELEBRATION

JUNE 27, 2026

4PM - 10PM

EVENTS PLANNED INCLUDE
BUILD YOUR OWN HOT DOG BAR
ICE CREAM CART
FACE PAINTER FOR ALL AGES
BALLOON ARTIST
DJ

GAMES:
BINGO!
YARD YAHTZEE
CORN HOLE
SACK RACE
EGG RELAY

RAFFLES EVERY 30 MINUTES
PLUS WE WILL HAVE A DRAWING
FOR TWO WINNERS
FOR 1/2 OFF CARRYING CHARGES.

MUST COME TO OFFICE
TO REGISTER
AND RECEIVE TICKET
FOR DRAWING
BY JUNE 5TH

VOLUNTEER'S NEEDED FOR:
SET UP & DECORATIONS
FOOD SERVICE
GAMES
CLEAN UP

JOIN US JUNE 15 6:30PM AT THE PLANNING MEETING
TO PARTICIPATE.