

Village Square Consumer Housing Cooperative Newsletter

August 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 8:00am-4:30pm
(office closed 12:30-1:00pm 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

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.

Village Square Consumer Housing Cooperative

NEWSLETTER

AUGUST 2026

Official Communication Channels

Village Square Consumer Housing Cooperative communicates officially with members in many different ways including: posting on the website, sending a physical newsletter, sending letters, calling from the office, through email, and through text messages.

Village Square Consumer Housing Cooperative does not use Facebook or any other social media for official communications. Please refer to the list above for how to receive updates. If you have any questions or concerns, please do not hesitate to visit or call the office.

FRONT YARD & BACK YARD INSPECTIONS

Summer front yard and back yard inspections are ongoing. Please make sure to continue maintaining your yards. If you receive a letter and you fix the issue, it must continue to comply with the Handbook requirements.

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."

Phone Call Behavior & Complaint Submissions

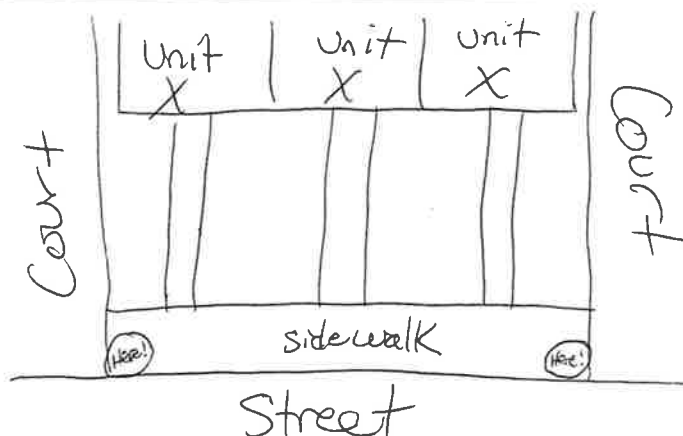
To all members, occupants, and guests: We will not tolerate anyone calling the office and yelling, cussing, or otherwise behaving inappropriately over the phone. Do not call the office to yell. If you have a complaint: You can email them to villagesquareofficeemail@gmail.com or drop a physical letter off at the office/dropbox.

Please allow requests, including complaints, 72 business hours to be reviewed.

Please remember that, based on your behavior, people have the right to file complaints, which can turn into lawsuits.

Notice: Units down Kensington

Please do not put your garbage bags at the end of your approach. Garbage bags need to be put on the corners of the street and/or near the light poles. Please make sure to tie them tightly!



VSCHC Memberships for sale -

3, 2bdrm Asking: \$72,800,
\$80,000, \$100,000

4, 3 bdrm Asking: \$94,000,
\$95,000, \$97,900, \$99,000



CHILDREN ON E-BIKES NOTIFICATION

Dear Members,

A formal complaint with a police report was submitted to the City of Utica Police Department this morning. If you see the children riding e-bikes on our grounds, please call Utica Police Department's non-emergency line at 586-731-2345 and report them. They will be charged with trespassing.

Please note that many attempts were made to make this complaint in the previous weeks. As office staff cannot be onsite at all times, calling the non-emergency line if you see them is very important.

- Carolina Baeza, Property Manager

TRASH RULES

1. Household trash, including boxes, must be tied in plastic store-bought trash bags only. No trash cans are to be set out for garbage pickup.
2. Newspapers/Magazines are considered trash and must be put in trash bags.
3. All trash is to be put out on the sidewalk (except when winter rules apply) closest to the main road.
4. Monday and Thursday mornings are the regularly scheduled days for pickup.
5. When an alternate trash pickup day results from a holiday, the alternate schedule will be provided in the monthly newsletter and posted on the website.
6. The earliest trash may be put out is 9:00 p.m. the night before collection, the latest is 8:00 a.m. the morning of collection.
7. If trash is put out at the wrong date, time, or location and maintenance becomes involved by having to remove it, trash violations will apply. Any clean-up duties are the members' responsibility.
8. Tree branches and any other yard type waste must be in paper lawn bags and set out with regular trash pick-up.
9. If you have large tree branches, please contact the office for assistance.
10. A fine will be given to any member whose trash is found to contain bio-hazardous materials, broken glass, nails, or open knives which have been disposed of in an improper and/or unsafe manner. There will be a fine of \$100 for the first offense, a \$100 fine and required meeting with the Board of Directors for the second offence, and a 30-day termination of membership for the third offense.
11. All trash violations will result in a \$50 fine, with the exception of improper disposal of materials as outlined in item 10 above.

MEMBERS ARE ALLOWED AT ANY TIME TO PUT THEIR HOUSEHOLD TRASH IN THE COMPACTOR.

DUMPSTERS ON SITE - AUGUST 4TH, 2026

Dumpsters will be on site on Tuesday August 4th, 2026 starting from 8:30am and ending at 4:30pm.

Dumpsters will be available on a first come, first serve basis. Please do not place any trash in the dumpsters, outside the office, or anywhere else on the property before 8:30am. If you do so, there are cameras around the office and dumpsters, and you will be fined.

Please call the office at 586-739-7570 with any accommodation requests or questions.

Summary of Open Meeting July 16, 2026

Our Property Manager, Carolina Baeza, reviewed the city pump power failure that occurred on 7-1-26, financials, why VSCHC-owned units are rehabbed before sale, upcoming bulk trash day on 8-4-26, the ongoing reserve study, cement repairs, work order 72-hour turnaround time (unless it's a health or safety concern), upcoming unit inspections and what to expect regarding episodes of abusive language directed at VSCHC staff members. Because of frequent vandalism and graffiti, unsafe playground equipment and the constant maintenance of the seven playgrounds, the board has voted to close four of the seven playgrounds and refurbish the three remaining. The remaining playgrounds are located in the front, middle and back of the complex. The children recklessly riding e-bikes through our complex are not all residents in VSCHC - the Utica Police are aware of this and will detain these individuals charging them with trespassing and contact their parents. The new Bylaws should be going to our attorney for review the week of July 27, 2026 and then to the membership for a vote. The Activities Committee reviewed the very successful USA 250th Birthday Event that occurred on 6-27-26. Grounds Committee - looking for more volunteers and updated residents about the work being done at the entrance signs, the landscaped areas in front of the Community Building and the next meeting on 8-4-26. Newsletter Committee- the volunteer editor has had to step back for personal reasons; the office will compose the newsletter going forward. There are enough volunteers for newsletter distribution but additional volunteers are needed to cover potential shortages. The pending lawsuit filed by Lynette Bason against VSCHC and KMC is coming to a close soon as 5 of the 8 allegations made by the plaintiff have been dismissed by the federal court judge, there will not be a jury trial. Additional details are not available at this time.

Member Handbooks

The majority of the new Member Handbooks are in the hands of our residents. There are still some members who have not picked up their handbook or are not answering their door when multiple attempts have been made to deliver their handbook. If you do not have your new Member Handbook yet and have not been available to receive it, please call the office (586-739-7570) and an accommodation will be made to have it delivered to you when you are available. Thank you for your anticipated cooperation.