

Village Square Consumer Housing Cooperative Newsletter

September 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/Maintenance: Paul Barbret

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

SEPTEMBER 2026

Annual Unit Inspections

Annual Unit Inspections will be starting on October 5th, 2026. We expect to complete seven (7) units per day. You will receive a letter with your inspection date. All inspections, unless otherwise specified, will take place between 9am and 4pm.

Please notify the office as soon as possible if there is an emergency preventing inspection on your scheduled date. Please also call the office if you require any accommodations for your inspection.

Please note that these will be in depth inspections done by a maintenance member and Air Handlers Corporation (AHC). These are for the health and safety of members. Areas looked at will include but are not limited to, your furnace, your plumbing, all egresses, and all major appliances serviced by Village Square Consumer Housing Cooperative.

Please make sure all Member Handbook rules are being followed including keeping the areas around your furnace, hot water heater, and electrical panel clear of your belongings.

GROUNDS

When edging is happening please don't go out and water the fresh edge that we have done. Please wait until the job is done. Thank you!

As of Monday August 10th, 2026, we have a new grounds/maintenance tech: Paul Barbret! We are very excited to have Paul on staff with us.

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 About Personal Belongings and Work Orders

After a Work Order is submitted and maintenance has assessed the issue, if any personal belongings need to be moved to complete the Work Order, the members and/or occupants will be given notice of what needs to be moved.

Members and/or occupants are responsible for their personal belongings. Maintenance will not move, relocate, or take down any personal belongings in order to complete a work order.

If there is ever a question about what Maintenance is expected to do concerning a Work Order, please call the office.

Playground Updates

As of Friday August 7th, 2026, all playground swings that needed to be replaced have been replaced. See pictures on the website attached to the "Swings Replacement Update" announcement.

A large amount of garbage and personal items have been left behind at our playgrounds. Please help us keep these spaces clean by placing all trash, food wrappers and drink bottles into the garbage bins. Please also double-check the area before you leave to ensure you have all personal belongings.

VSCHC Memberships for sale -

4, 2bdrm Asking: \$80,000,
\$85,000, \$86,500, \$100,000

4, 3 bdrm Asking: \$94,000,
\$95,000, \$97,900, \$100,000



Important Dates:

September 7th: Office is closed for Labor Day; No trash pick up

September 10th: Office is open for normal business hours

September 17th: Open Meeting at 7pm

Attention Crafters!

The Activities Committee is hosting a craft show on: Saturday November 7th from 12-3pm. More information will be available next month!

Agenda Village Square Consumer Housing Cooperative Open Meeting September 17, 2026 7:00p.m.

Call To Order:

Roll Call:

Approve Agenda:

Approve minutes from July 16, 2026:

Board Report:

- Revised Bylaw review
- Playgrounds
- Occupancy Agreement (pg 7) "High standard in home and community conditions"

Property Managers Report

- Financials (see handouts)
- New Hire to Maintenance Team
- Memberships sold, Memberships for sale
- Unit Inspections begin in October
- Chevy 2009 and new truck purchase

Committee Reports:

- Activities Marilyn Michael
- Grounds Denise Szewczul
- By Law (work completed)
- Member Handbook (work completed)
- Orientation Linda Sue Obryan-Hunt
- Newsletter Shari Marzetti
- Welcome Rose Provost

Old Business:

- Michael Smith/Attorney Legal update regarding lawsuit

New Business:

- Agenda on our website (www.villagesquarecommunity.com)

Adjournment: