Village Square Consumer Housing Cooperative Newsletter

November 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

NOVEMBER 2026

Grounds Team Notice

The Grounds team at Village Square do more than just maintain the lawns. They manage trees, bushes, the playground areas, and more. Our Grounds team works hard to keep this community looking pleasant. We ask that Members have patience when weather conditions prevent our Grounds team from completing their planned cutting and maintenance schedule.

If there are any questions or issues relating to fallen branches, yard waste, or how the grounds are maintained, you are welcome to call the office.

Zelle Payment Notice

Please make sure Zelle payments are received by us AFTER the 1st of the month and before carrying charges are due. If you send a Zelle payment to us, it will be considered on time based on when the money is deposited into the account, not when we receive the transfer notice. If we receive the money in the account after the due date, the Zelle payment will be considered late and you will be charged a late fee.

Per your Member Handbook: *"Carrying charges are due the 1st of each month but no later than the 10th of the month before 4:30p.m.; if the 10th of the month falls on a weekend or federal holiday, the payment is due on the next business day before 4:30p.m."*

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

INSPECTION WORK ORDERS

After inspections, work orders are being generated and you may receive a call about them. It is important to get these completed. If you miss a call, please call the office at to either give permission to enter or schedule a time for entry.

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).

PICK UP DOG FECES COMMON AREAS

Make sure you pick up your dog feces from common areas. Our machinery is getting full of dog feces.

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." The member will be called 3 times, if after the 3rd time an appointment is not made to attend to the work order, the work order will be closed.

COMPLAINTS

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

VSCHC Memberships for sale

2, 1bdrm
Asking: $53,000, $55,000

2, 2bdrm
Asking: $79,000, $79,000

4, 3 bdrm
Asking: $94,000, $95,000, $97,900, call office for price



CO2 Cartridges Found on Grounds

Used and unused CO2 cartridges for airsoft rifles have been found discarded on the grounds. These are extremely dangerous. If anything, including the lawnmower or a child, punctures one, it will cause serious injury. If you know who is using them, please call the office. A picture of the cartridges is available on the website.

Locked Mailbox in Front of Office

Due to parking lot construction on the east side of the office, a locked mailbox will be made available at the front entrance of the office for carrying charges and other envelopes.

November Activities

November 7th - Craft Show 12-3pm
All Village Square Residents and family welcome to participate
Set up is at 11am - No cost for table or entry

November 13th - Bingo! Doors open at 6:30pm; Game starts at 7pm
Free Popcorn! Sweet treats!
Children must be accompanied by adult.

November 9th - Activities Meeting 6:30pm
Join us as we plan the last events of 2026.
Remember, you don't have to join the committee to participate.

December Activities

December 11th - Bingo! Doors open at 6:30pm; Game starts at 7pm

December 12th - Holiday Party 1-3pm
Hot Coca Bar! Crafts! Sweet treats! Visit from Santa!
Activities Committee is asking for donations of cookies, cupcakes, sweets.
Please drop donations off at the office by December 11th Thank you!

Village Square Consumer Housing Cooperative
Open Meeting
November 19, 2026 7:00 p.m.
AGENDA

Call to Order

Roll Call

Approve Agenda

Approve Minutes from September 17, 2026

Property Manager's Report
-Financials
-Unit Inspection update
-Water main break
-Compactor or dumpsters - review and member vote

Board Update
-Proposed ByLaw review progress
-Repurposing of the Game, Book & Puzzle Rooms- member vote

Committee Reports
-Activities
-Grounds
-Newsletter
-Orientation
-Welcome
-Handbook & ByLaw (current tasks completed

Member Input

New Members Unit #303

Motion to Adjourn