



JADE FOREST CONDOMINIUMS

Fall 2025 Newsletter

Hello to everyone! Welcome and best wishes to our new neighbors. We hope everyone enjoyed a great summer! Enclosed please find our campus updates and **important deadlines** for the coming months. You can find all JF rules, regulations, updates, and forms on the LCM website. Wishing everyone a beautiful Autumn and holiday season!



Our Annual Meeting was held on Monday, 10/13. Big thank you to everyone who attended, as we made quorum. We provided detailed financials, discussed on-going projects, covered old/new business, opened the floor to welcome new ideas, and re-elected two board members. As we complete the cement block replacement, we are in the process of researching price-friendly options for new patio lighting.

Big thank you to Ken and Craig for all the work they put in this summer. They painted the railings, stairwells and doors. They look great, thank you!

Creepy Crawlies might be fun for Halloween, but it is no fun when huge spiders and their webs are all over our cars, carports and entrance ways. Because we have been inundated with spiders around and inside cars, bushes and patio siding, we have employed one full-campus, spider-fighting treatment to date. We will schedule return treatments beginning in the Spring, as necessary.



When we turn our clocks back that first weekend in November, don't forget to replace your furnace filter and the batteries in your smoke detectors. Please repair/replace all damaged screens. This year, we turn our clocks back on Sunday, November 2nd!

Contact Information

Jade Forest Board of Directors
17935 Phyllis, Roseville, MI
48066 jadeforestcondos@gmail.com

For updates visit our Website:
Search for
Jade Forest Condos, Roseville,
or jadeforestcondos.com

Our Management Company:
Lawyers Condo Management
33228 W. 12 Mile Rd. #294
Farmington Hills,
MI 48334

www.lawyerscondomgmt.com
Manager-Jennifer Kolomyjec
248-538-0234 ext. 354
jennifer@lawyerscondomgmt.com

Payment concerns email:
Wyatt@lawyerscondomgmt.com

**For payments and concerns
contact our Management
Company**

Most forms and the Jade Forest
Bylaws, Master Deed. and Rules
and Regulations can be found on
the LCM homeowners' portal
under Shared Documents

If you have trouble accessing
the LCM Portal, contact the
Management company.

Winter Season Nov 15th-April 1st

Patios need to be all-clear beginning November 15th to allow for snow removal. Violations will be issued for failure to clear.

Do not store anything under the stairs or on the patio areas at any time during the winter months. Do not lean anything against or put any holes in our nice siding or hang anything from gutters. Nothing can be hung from, taped on, glued to, or otherwise attached to siding. *Let's keep it looking great!*

All chairs, tables, and plants/flowers, on and around patios, need to be cleared.

ALL VEHICLES need to be removed from the parking lot when it snows two inches so the plows can clear the parking lot. Please park in your DESIGNATED carport space when snow begins to pile. Any second vehicle will need to park off-campus during plowing. Visitors will also need to remove cars during plowing. Violators will be fined.

Sand River will plow sidewalks and walkways when 2" of snow has fallen. You are welcome to salt and shovel, if you choose to. *Please keep safe!*

Winter Salt Containers: We will not be providing individual salt containers this year.

Holiday Decorations: We hope everyone will enjoy a nice holiday with friends and family. Holiday decorations are allowed inside windows and on doors. Nothing can be displayed outside. Remove by January 2nd, 2026. Violations will be issued for outside displays and non-removal.

No other outside winter decorations are allowed. Violations will be issued.



We will be adding signage to help residents park in the correct carport spot, especially during snow events. Co-owners who are renting out their units, please ensure your renters know their correct carport spot. Please, everyone, do not park over the sidewalk! You are responsible for your guests' parking, as well. Your carport spot coincides with your unit number, NOT YOUR ADDRESS. Non-working vehicles cannot be stored in the carports. Leaking vehicles must be parked off-campus. You are not allowed to park more than one vehicle under the carports, at any time.

All the security lights under the carports are new. Any co-owners wishing to employ personal security measures such as door cams or motion detectors, please check with our management company before installation. The installation of any/all personal security devices is allowed indoors only. Do not drill or cut into siding, stairwells, or balconies. As always, we thank our night owl neighbors who keep watch over our campus. The Roseville Police Department has always been great about responding to complaints. Let's all pitch in to keep our campus and residents safe. If you see something, SAY SOMETHING!

Household Hazardous Waste Collection – Want to rid your home of unwanted and potentially-harmful insecticides, cleaners, and medicines that you no longer need or want? You can schedule a drop-off online with the Macomb County Health Department or call them at 586-469-5236 for more information.



We have beautiful trees on campus. Please do not deface them or cut into them. No hooks or decorations allowed inserted into trees. Please do not allow kids to beat on them or hang from them. Be kind to our beautiful trees!!!

Just a Reminder...

There is no smoking allowed outside within 15 feet of all buildings and carports.



List of great cider mills and apple farms in Metro Detroit:

<https://mymichiganbeach.com/michigan-apple-orchards-and-cider-mills/>

Do you know the difference between owning and renting here?

Jade Forest consists of people who own their units, much like any separated home on a side street. Co-owners secure their own mortgage and pay their own taxes. They anticipate the rights of privacy and consideration that any homeowner has earned.



Too, they are responsible for the upkeep and repair of everything inside their units. When something breaks or needs replacing, co-owners are responsible for hiring someone to take care of their inside need. Because they are part of a condo association, co-owners pay dues to enjoy certain outside services like lawncare, garbage disposal, ground maintenance, and snow removal. They agree to abide by the bylaws and

guidelines overseen and enforced by a board of directors and management company.

Renters are subject to, both, the bylaws and guidelines of our association, as well as those particular to their landlords. When something inside their unit breaks, renters contact their landlord to arrange repair/replacement. When renters fail to abide by association bylaws and guidelines, their landlords receive the appropriate warnings/fines.

Together, co-owners and renters enjoy a Jade Forest campus maintained by a board of directors and management company who strive to preserve our campus' well-being, stability, safety, and cleanliness while respecting co-owners' inside autonomy. While the board of directors and management company oversee the maintenance and repair/replacement of the outside of all units and the campus proper, all inside issues, repairs, and replacements remain the responsibility of each co-owner.

Here's a link for an easy pumpkin bread recipe, delightful and delicious in less than an hour!

<https://www.ihearteating.com/easy-pumpkin-bread/>



This is OUR campus! This isn't a hotel. There is no one cleaning up after us. This isn't a fancy restaurant. There is no one to clear our spills or clean after our messes. It's up to all of us to pitch in and help to keep our campus safe, quiet, stable and tidy. Whether you are sweeping under the carports, pulling out those odd weeds, grabbing up the stray garbage on your way to the dumpsters, or keeping a keen eye out for suspicious strangers on campus, we rely on you, we thank you, and we appreciate you!

We are looking for volunteers to help keep our campus running smoothly, cleanly and safely. If you can donate a little of your time and any of your sparkling talents, please contact Ken.

Hans Christian Anderson once said, "Where words fail, music speaks." While most of us enjoy music, it is very important for everyone to realize, if your music is too loud, it is not speaking. It is SHOUTING! No one wants to hear your music, not through the walls or ceiling or outside blasting from your car. While it may make you dance and sing and feel great, forcing your neighbors to listen to your music is not only discourteous, it is prohibited. These walls echo everything, up and down. Please, please...enjoy your music, dance and sing! But do it dialed low or with head phones/ear buds. Everyone here has a right and expectation of privacy. We are entitled to our own version of happy. Your neighbor might be trying to sleep, watch a favorite movie, or talk on the phone. Please be considerate. Your favorite music isn't worth the hefty fine or visit from the police for noise disturbance.

Rules and Regulations

Jade Forest is a quiet, privately-co-owned condo community and, for everyone's health and safety, there are rules and regulations governed by our JF Bylaws, Roseville City & Fire Ordinances, and some general considerations. Be familiar with your neighborhood association's rules & regulations and make certain your guests are, too. If you need a copy of the bylaws, please contact our management company or go to the website and click on the Jade Forest bylaws link to view/print. Save yourself fines by reading some of the common bylaws and general considerations. Here are just a few for everyone to know:



Top Rules and Guidelines

(For further information, read the complete Bylaws Article VI Sections 1-18)

-Conduct - No immoral, improper, unlawful or offensive activities are allowed in any unit or upon the limited or general common elements, nor shall any unreasonably noisy activity be carried on in any unit or on the common elements. – Read Bylaw Article VI Section 4 for more information. Please be considerate of our neighbors after 10:00pm and before 10:00am both inside and outdoors. Noise penetrates through the ceilings, floors and walls. We expect everyone to speak and act with respect to each other.

-Garbage - All garbage must be sealed and placed inside the dumpster with the doors closed, per Roseville City Ordinance. Jade Forest abides by Roseville city laws. If the dumpster is too full, you will have to bring the garbage back later, after the dumpsters are emptied. **DO NOT LEAVE ANY TRASH ON THE GROUND**-it is against the Roseville City Ordinance. Do not leave large items on the ground, around the dumpsters, or anywhere else on the grounds. For large pick-ups, call Republic Waste Removal Services 800-858-0089. Violators will be fined.

- Vehicles – Non-operational vehicles or vehicles with expired license plates cannot be parked or stored on the Condominium Premises without the written permission of the Board of Directors. Non-emergency maintenance or repair of motor vehicles is not permitted on the Condominium Premises unless specifically approved by the Board of Directors. The Association may determine that vehicles, parked or stored, found in violation of this Section (or of any applicable rules and regulations of the Association), be removed from the Condominium Premises and the cost of such removal may be assessed to, and collected from, the Co-owner or the unit responsible for the presence of the vehicle in the manner provided in Article II hereof. Cars with excessive leaks are considered property damage and their clean-up costs will be charged to the co-owner. Read Article VI Section 8 of the bylaws for more information. Please contact us or our management company if you do not know which carport is your designated carport space. It corresponds to the unit number, not the address. We also ask that you do not park over the sidewalk. Our sidewalks are small and need to be open for walkers and snow removal. Thank you in advance!

- Porch Areas - No unsightly condition shall be maintained upon any balcony or patio designated area. Bylaws state that... “only furniture and equipment consistent with ordinary balcony or deck use shall be permitted to remain during seasons when such areas are reasonably in use, and no furniture or equipment of any kind shall be stored in such areas during seasons when they are not reasonably in use.”

- **No Outside storage**- Garbage bags, bikes, toys, strollers, skateboards, extra chairs, coolers, etc., cannot be stored on the porches, patios, on the grounds, in carports, on the stairs, or under the stairwells, per the bylaws. Save yourself the fines!

- **Door & Window** – Windows and doors need to look uniform in color (see bylaws). Dark brown storm door. We will paint the entry door but they should be a shade of brown. Keep all windows and screens clean and in good shape. No holes or tears. According to the bylaws, there needs to be a screen in every window and a well-functioning door at each entry. The management company will fine for damaged or no screens and doors. Windows, shades, and blinds need to be a neutral color, per the bylaws. Jade Forest has a program to help with window replacement, if needed. We will pay the bill for new windows and you can pay us back. Contact us for more information. We suggest you use Wallside Windows. They have all our information for a nice, easy install.

- **Children** - All children, regardless of age, need to be supervised by an adult when they are outside. Please do not allow children to damage buildings, cars, carports, grass, trees, stairs, fences, etc. Do not allow them to throw anything against the buildings or play in the parking lot, on or around stairs, balconies, cars, or others porches. Please keep them away from the fire restoration site in Building Two. Keep children's noise levels low. Constant screaming is not acceptable. Co-owner of children and parents of children will be responsible for any damages caused by their children. There is a super park ¼ mile down Frazho where kids can enjoy being kids.

-**Pets (As stated in the 2019 Bylaws)**- No dogs shall be kept and no more than one (1) domesticated cat shall be kept by any co-owner at the Condominium unless specifically approved in writing by the Association. If approved, co-owner must abide by all the bylaw stipulations. Read the bylaws for more information (Article VI Section 5), including sending in a copy of the county registration papers with yearly updates. Violators will be fined and brought to court, as necessary.

-**No member shall use...**or permit any occupant, agent, employee, invitee, guest or family member to use any firearms, air rifles, pellet guns, BB guns, bows and arrows, or other dangerous weapons, projectiles (fireworks), or devices anywhere on or about the condominium premises, as per the bylaws.

- **Fire Hazards** -Per the bylaws...Let's be fire alert!!! No grills, firepits or fireworks allowed. Please take cigarette butts and ashtrays inside to help prevent fires. Do not store lighters, aerosol cans, or flammable liquids outside at any time. Take great care not to store them near furnaces or water heaters indoors.

-**The parking spaces** on the ends of the carports with fire hydrants next to them **are reserved for maintenance, working crews and emergency vehicles only**. Please do not park there. Tell your guests.

-**City of Roseville Ordinance prohibits feeding animals.** Jade Forest abides by city laws. The city is trying to control its rodent issue. Violators will be fined and brought to court, if necessary.

Do you have a complaint about a neighbor? Call the Roseville Police Department non-emergency number at 586-775-2100

(For further information, read the complete Bylaws Article VI Sections 1-18)



Let's All Be Good Neighbors!



We all choose to live here! This is a mature, quiet community. Our success and well-being depend on all of us! We need to work together to keep our campus clean, quiet, and safe for everyone. **Please, be a good neighbor!** Here are some great tips:

Look after your neighbors and they will look after you. Respect everyone, always!

Please Be Quiet after 10:00pm and before 10:00am. Everyone can hear what you are doing inside and outside your condo. Upstairs units, please be considerate of the neighbor below you. Sounds are suffered and amplified below you. Likewise, noise from bottom units is heard by your neighbors upstairs. Please keep in mind that people may have to get up early for work. Supervise your children outside and keep them at an acceptable noise level. Screaming is not acceptable, at any time, by anyone.

Don't block your neighbor's cars, carports, or park in their carport spaces. Know your designated spot!!!

Don't leave your car lights on in your neighbor's windows for long periods of time.

Take pride in our community! Volunteer to help keep it looking good every day by picking up stray garbage and anything out of place. It's up to us!!!

Let's not litter! Keep the place looking good by not littering cans, cups, bottles, cigarette butts, fast food bags, etc. Please clean up after guests who have tossed garbage from cars onto lot.

Help to keep the garbage dumpster area looking good by putting all garbage inside the dumpster and closing the door. There are tools by the dumpsters to sweep up any messes. Please make sure your children know how the rules of closing the dumpster doors.

Drive slowly to keep everyone safe and do not park over the sidewalk. Our sidewalks are small and need to be open for walkers and snow removal.

Be familiar with your neighborhood association's rules & regulations, and bylaws. You are responsible for yourselves and your guests.

Promptly report any property damage to the management company.



Do you have a complaint about a neighbor? Do you see suspicious behavior? Call the Roseville Police Department non-emergency number at 586-775-2100.



During winter months, please keep your unit at least at 60 degrees to avoid damage to pipes. When temps are expected well below freezing, please remember to drip your faucets overnight.

We have received many compliments on how nice our campus looks, and our property values are rising, thanks to everyone's efforts. We enjoyed all the summer flowers and we appreciate all the night owls who keep watch over our campus. If you have a concern or a new idea, you are welcome to make an appointment with the management company to present at a monthly JF board meeting. We want to Thank You for doing your part to keep Jade Forest a Peaceful, Clean, and Safe place to return home to!

Jade Forest Condominiums
Board of Directors,
Ken, Linda and Craig



Co-Owners' Box

We realize it is a considerable cost, but it's a great investment, too! If the wood on your window frames has rotted, ask us how we might help you get those old windows replaced.

Co-Owners are responsible for damages to their condo and common ground damages caused by co-owners, their visitors, and/or their tenants. Be sure they know the rules and regs and follow them.

Co-Owners not paying monthly HOA fees and not abiding by the Jade Forest Bylaws are considered "not in good standing." They are in violation of the bylaws, and they can be brought to court. Anyone deemed "not in good standing" cannot vote on association matters.

Co-owners are responsible for updating information and communicating with the management company.

Read all bylaws before buying or selling.

A reminder to send in (per bylaws):

- Each year, provide a copy of proof of homeowners' insurance. Bylaw Art IV Sec 2. For those renting, renter's insurance is **strongly** encouraged. We do not need proof of renter's insurance.
- Each year, check and update emergency information, as needed. Forms are on the Lawyers Condo Management Portal.
- Each instance, update tenant information to Lawyers Condo Management. Forms are on the Lawyers Condo Management Portal.