



2025 WAITING FOR SPRING Newsletter



Until we complete snow removal for the season, please continue to park under the carports when it is snowing to allow our snow service to clear. They will plow and service every two inches but we cannot know when, exactly, they come to salt and plow. Please ensure that your guests/renters abide by snow guidelines. If you have two vehicles on campus, please remove one from the parking lot during plowing. **Please do not park over the sidewalks**, regardless of the weather. Thank you!



IMPORTANT MESSAGE

In 2025, your JF Board of Directors and our management company will continue to work diligently to secure lower campus insurance, as we become eligible for it. Please, everyone, prioritize safety as we try to lower our insurance costs by stringing together an entire year of no claims. We all want lower association dues! Please do your part by not smoking outside within 15 feet of any building, by keeping your furnace filter clean, by cleaning out your lint trap in your dryer regularly, by double-checking indoor smoking butts are fully extinguished, and by paying close attention to indoor cooking and plumbing. On nights below freezing and, if you are leaving for a weekend or vacation, please open cupboard doors near kitchen and bathroom faucets to allow warm air to circulate around pipes. Please keep indoor temps at 60+, especially if you are not in the unit for multiple days. Please drip faucets when temps fall below freezing. One claim affects all of us so **please do your part!!!**



When temps warm and people begin opening their windows again, please be considerate of your neighbors and keep noise levels down both inside and outside! These structures amplify and vibrate like crazy! We can hear everything through the walls, floors and ceilings.

Upper units, please know that yelling, running, and jumping is highly disruptive to your neighbors below. Likewise, loud TVs, music, and arguments in lower units are suffered upstairs, too. People are trying to work from home and many sleep at odd hours. Please do your best not to run/thump/scream. Please don't do laundry or vacuum late in the night or blast music/TVs after ten. **This is not an apartment complex!** The overwhelming majority of these units are privately-owned by people with a right and reasonable expectation of privacy and noise consideration. We do not wish to bother the police when they have more important issues to focus on, but their help will be enlisted to address excessive noise. **Kindness and simple consideration go a long way!** Bylaws prohibit unreasonably-noisy activity in or on the common elements, or in any unit, at any time. We want everyone to go out and change the world, thrive, pursue dreams, and play! And then return home to a safe and quiet community here, where everyone respects their neighbors' peace and privacy.

Children and outdoor play: JF is a quiet, adult community. Kids playing outside must be supervised outside by an adult and they need to be kept from loud screaming, away from cars and carports, out of parking lot, and away from private patios and windows. Please, no scooters or bikes in lot. Co-owners and parents are responsible for cited noise complaints and damages. Please take advantage of the fabulous park half a mile from here, at the corner of Frazho and Kelly, where kids can have fun on trails, ball fields, and play equipment!

Saving you money! Some small projects around the grounds are in the works for this summer but, due to the high cost of supplies and the still-high association dues, we will not be spending money on any extras in 2025.

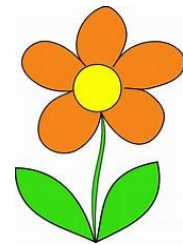
Work on stairwells and railings will resume when supply inventories improve and prices come down. We will not be purchasing anything that is nonessential until we can re-establish lower association dues. We hope to keep the railings and stairs safe and intact by not setting anything on them. First responders need clear stairwells and landings in emergencies. Please do not allow anyone in your unit or visiting to lean against or climb on top of railings. Bylaws state no hanging of items on or over the railings (Bylaw Art VI Sec 6).



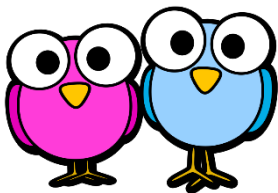
Whoever continues to just drop their pizza boxes and garbage bags beside the dumpsters, PLEASE STOP!!! This is an adult community! Please do not leave your garbage for others to pick up! If you have renters, guests, or you are allowing your children to take garbage down, please re-emphasize that all garbage must be placed inside the dumpsters with the doors closed.

All co-owners have a JF handbook! Just a reminder, violation fines now start at \$100. Please read your handbook, know the rules, and save yourself a lot of money. We do not like to cite people for noise, damage, garbage, storage, or vehicle infractions. Read the Bylaws for complete information concerning anything Jade Forest.

Patios and storage: You may begin to bring out patio furniture on April 1st but please remove it if we have late-season snow. Residents are not allowed to engage patios, underneath stairs, or anywhere in the carports or on the grounds as personal storage space. Patio furniture is limited to 2 chairs and one table, and they must be consistent with outside furniture (No couches, or indoor chairs allowed). All bikes, kid pools, toys, coolers, tools, etc., must be stored inside each night. Grills are not allowed. Fines will be issued. Thank you to everyone who brightens our campus with patio flowers during warm months. They are lovely!



We have beautiful siding! Please keep our siding looking great by not hanging anything on or leaning anything against it. No nails, sticky hooks, etc. Property damage fines will be issued for repair and/or replacement.



We want to keep everyone safe! Please remember to close car windows and lock your car. Each spring and summer, we have reports of people going through unlocked cars and stealing items. A shout-out to our Roseville Police for taking our vehicle reports and safety seriously. Thank you to our night-owl residents who keep an eye out for mischief, especially during our warm-weather months!

We sure don't want another fire here! Ashtrays cannot be left unattended or out on patios overnight. Fireworks, fire pits or grills, grilling, storage of grills, gas cans, and fire propellants are not allowed anywhere on the Jade Forest porches or grounds. Bylaw Art VI Sec 4 Activities: No co-owners shall use, or permit into the buildings in the condominium, any flammable oils or fluids such as gasoline, kerosene, naphtha, benzene, or other explosives or articles deemed to be extra-hazardous to life, limb or property, without, in each case, obtaining the written consent of the Condo Association. Activities deemed offensive and expressly prohibited include, but not limited to, the following: any activity involving the use of illegal firearms, air rifles, pellet guns, b-b guns, bow and arrows, fireworks, or other similar dangerous weapons, projectiles or devices, and the illegal use of a legal firearm.



April 15th is Tax Day!!!

Co-owners: Spring is weather-awareness time in Michigan. Great time to check flashlight batteries and update your tornado-ready plan for your unit or with your renters. Once a year and again, as needed, please remember to update your insurance and pet info with the management company. Please refer to JF bylaws for guidelines on pets for your unit or for your renters. ***If you plan to sell, your buyer MUST plan to live here.***

Michigan's warmer months are beautiful, by any standard. We have a gorgeous state with lots to do from summer concerts and fairs, ethnic-specialty food and cultural festivals, to Great Lakes-special water fun and outdoor activities. Here's a link to a list of Michigan Festivals for 2025. Wishing you and yours many fun and safe adventures:

<https://festivalguidesandreviews.com/michigan-festivals/>

To find a food bank in Michigan, you can call 211 or visit mi211.org. You can also use the Find Food page on the Forgotten Harvest website to find a nearby pantry.

For Seniors seeking low-cost or no-cost tax services, you might check out:

<https://michiganfreetaxhelp.org/free-tax-prep-locations/>



Beginning May 7, 2025, Michigan residents will need to have a REAL ID-compliant document to fly within the United States or enter certain federal facilities.

The United States will be 250 years old in 2025. This milestone will be celebrated in 2026, on the 250th anniversary of the signing of the Declaration of Independence, on July 4, 1776. This anniversary is also known as the "Semiquincentennial."



Don't forget to Spring Forward with clocks on Sunday, March 9th! It's a great time to change batteries in smoke detectors and swap out your furnace filters, as well.

Do you have a non-emergency question, concern, or great idea? Co-owners are welcome to have their concerns addressed and their voices heard by scheduling an appearance at our monthly JF board meeting. Contact (emails preferred) a board member, or our management company, if you wish to be scheduled.

HOUSEHOLD HAZARDOUS WASTE

Items such as **pool chemicals, pesticides, fertilizers, solvents, turpentine, oil-based paint, aerosol cans, non-narcotic medications, oven cleaners, fluorescent tubes/compact, fluorescent lamps, motor oil, transmission fluid**, etc. accepted at the Macomb County Health Department once per month. Contact Macomb County Health Department at (586) 469-5236 for dates and times.

As we dive into '25, we have several new neighbors. Welcome, all! We wish you a safe, peaceful and successful new chapter!



Wishing you and yours a beautiful & hope-filled Spring!

In a stressful, busy, crazy world, we are all connected here and everyone deserves a safe and peaceful home to return to and enjoy. Please help us to keep our campus quiet, clean, and safe for everyone.

Your JF Board,

Ken, Linda & Craig

Contact Information

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For updates visit our Website:
Search for Jade Forest Condos,
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<https://www.jadeforestcondos.com/>

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**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.