

# CLIFFS ECHO

CLIFFS ON THE POINT II

QUARTERLY JAN, FEB, MAR 2018

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## BOARD OF DIRECTORS

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### CLIFFS II WEBSITE

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## MESSAGE FROM THE PRESIDENT

Khurum Sheikh  
President/CSEF

Well, at the end of November I had already begun thinking about what I was going to write for this version of the President's Report. My plan was to thwart feedback of the Christmas lights being too sparse and report that it's something all the Associates have to coordinate, but it's my intention to recommend we purchase more lights and have them look better and fuller next year. Unfortunately, that letter was eclipsed by the tragic events of December 31, 2017, and now I must focus on that event. I received a lot of feedback asking if the Board knew anything previously about this unit and what the Board was going to do about rentals—it was assumed the unit where the homicide had its origin was a rental.

First of all, please know I have weighed very carefully the co-owner's privacy rights and am only reporting on things that are of public record. Now then: the unit was not a rental. It was a unit occupied by a long time resident who passed away and left it to his live-in partner with arrangements to have all expenses paid every month. Unfortunately, the woman inheriting the condo had/has a major substance abuse problem (as you will see, this is in the public record) and almost immediately after she inherited the condo, the Board received complaints of unsavory activity. This included noise, disruptive behavior, public intoxication, smoking in the hallways,

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and suspected drug activity.

The Board began issuing numerous violations and fines as well as reporting the suspected drug activity to the appropriate authorities. To make a very long painful story short: the condo was eventually raided by the Washtenaw County Sheriff's Department and the co-owner was charged with various drug violations. The condo was also condemned as a drug house and the co-owner banned from entering it for a year. Inasmuch as this process occurred a little before Christmas, the judge overseeing the eviction allowed it to begin shortly after the holidays. Unfortunately, the homicide occurred before the final eviction date.

The condo has now been sold and the former co-owner is banned from entering our property. According to the authorities, there is no reason to believe we are in any specific danger of retaliation. As for the homicide, it is still being investigated and we will have a detective attend our Annual Meeting to provide the latest information that may be released to the public.

It is my hope that in the next newsletter I can address our hallways and how difficult it is to retain good cleaning people, but that the Board is aware.

## **STANDING ROOM ONLY!!!!!!**

A special meeting for all co-owners was held before the regular board meeting on Thursday January 11. Ypsilanti Township police and the Sheriff Departments were invited by President Khurum Sheik to give a synopsis of the events that took place on December 31 in front of F Building. Michael Radzik and Detective Lt. Chad Teets of the Community Action Team were the guest speakers. They gave as much information as they could share at the time, and patiently answered all co-owner questions. Co-owners all agreed that the meeting was very informative, and both speakers were knowledgeable and gracious. The meeting at the pool house was packed - standing room only. Updated information will be shared at Cliffs II Annual Meeting in April.

## **Owning a Condominium at Cliffs II**

Most co-owners at Cliffs II are familiar with the advantages and responsibilities of condo ownership. But sometimes it can be confusing when new co-owners have only experienced home ownership or apartment rental in the past. Condos are really a combination of the two. Most misunderstood by condo owners seems to be where the line is drawn between their responsibility for maintenance and the responsibility of their Association.

Because Cliffs II condos have been converted from apartments, our maintenance responsibilities are especially confusing. Co-owners are invited, and even encouraged to check with either the property management or a member of their board when there is a question about maintenance issues in their units.

New condo owners are sometimes puzzled about just where the board fits in. The concept of a board that makes decisions about common property may be completely foreign to them. After all, neither renters nor home owners have a board that makes decisions for them. Your board has been elected by the co-owners. Unless replacing a member who is no longer serving, Board members are elected for 2 year terms. They serve entirely on a voluntary basis. Meetings take place once a month, and co-owners are invited to attend the meetings. (If interested, you may want to question one of the board members about how much time they devote each month to our community on this voluntary basis. You would most likely be very surprised.)

A new co-owner attended one of our meetings recently to become acquainted with the Board and to be more knowledgeable about the functions of the Board. She offered her service on future projects. This attitude of cooperation and encouragement contributes to a positive spirit on the Board and in our community.

**MARK YOUR CALENDARS!!!!**

**CLIFFS II ANNUAL MEETING WILL BE HELD AT THE**

**CITY HALL ON THURSDAY, APRIL 5.**