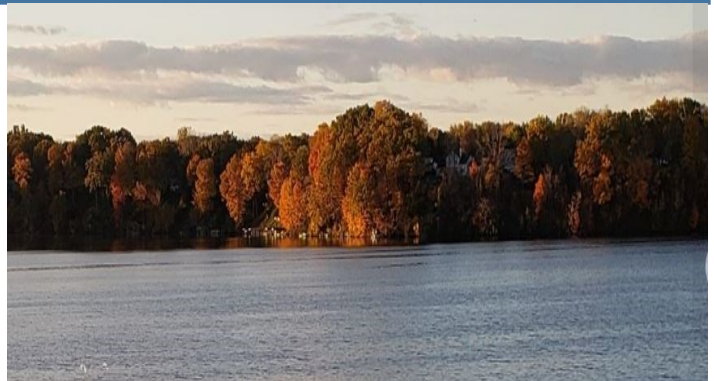


# POINTS ON THE CLIFFS

Newsletter November 2021  
Volume 3

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## President's Report

Of all the President's Reports I have written, this one is the most disappointing inasmuch as I'm going to mostly write about things we did not get done. We so wanted to get our buildings painted and had budgeted the money and after much discussion and consultation, we identified the colors most people preferred. However, after initially being informed that at least one side of the buildings would be completed by winter, we were informed that the company contracted to do the painting simply could not do it this year. The reason was the same for all our delayed projects: there is a shortage of workers and the companies are behind in completing their obligations—especially with unfavorable weather.

The situation is similar in getting our carport posts reinforced—they are okay for now—but need to be better supported soon. We identified a company willing to do them—next spring.

We also have various parking lot issues, walkway issues, etc., and you guessed it—none of them can be addressed until the spring because no company is able to get to them this year due to limited staffing.

Instead of continuing on in this manner, I think the recent experience of getting our carports and entries sprayed for spiders illustrates perfectly how things have gone this fall. Obviously we all noticed the proliferation of spiders and webs on our property. We were not happy with the company we hired last year and sought a different company. We did find one that had a different name than the one we used previously, but they were essentially the same company as they were bought out by this "new" company. Regardless, it turns out not many companies do this sort of thing and so we hired them. Of course, they could not get to us right away so the company that does our landscaping was contracted to blow the spider webs away until they could be properly sprayed. I checked the area after they were supposed to blow them away and only half the area was done. The owner explained that as they were blowing the cobwebs away, his staff was getting covered by cobwebs and spiders and several employees threatened to quit. Instead the task was halted until better equipment avoiding this could be found. A few days later I get calls that the spider spraying company was spraying the carports a day early. No cars had been removed from the carports since they were here early. Turns out a different Association had hired this new/old company and they were spraying the wrong carports. They eventually came on the right date and somewhat sprayed, but no one can tell if it did any good or if the cold weather did it. Alas, we'll be looking for a different company next year. A lot is planned next year. Enjoy the Holidays!!!

## Proposed Amendment to the By-Laws to Limit Rental Units

This Summer and fall a lot of work was put into Writing a Proposed Amendment to our By Laws which would limit the number of rental units allowed in our community. The issue was discussed at great length by the board and many Co-Owners. Amending the By-Laws requires a better than two-thirds majority vote in favor.

Of the 60 COTP 2 units, we received votes from 39. 35 voted in favor of the amendment, 4 voted against. 21 did not vote.

## Condo Consumer Corner

For this edition of CCC I have two items to share with you. A bathroom fan update and a plastic floor mat for the balcony.



The exhaust fans in my bathrooms were the ORIGINAL ones. Like me - they were old, loud and noisy. A painter once told me replacing bathroom fans was tricky and often damaged the ceiling. So I lived with the noise.

I mentioned this to Sone Sadakhom (who is our Treasurer Chundra Johnson's husband) and he told me he replaced the motor and fan blades in his bathrooms and didn't need to remove the overall fixture at all. "It was easy, they just plug into a receptacle in the fan bracket, it took just a few minutes," he said. Look at the Big Brain on Sone!

So I ordered the same replacement parts he did from Lowes. The BP27 made by Broan. (They were about \$21 apiece when I bought mine). When they got here I took the cover off the fan and found that the motor in there plugged into a two pronged receptacle. There was no wiring to perform! It just plugs in! I unplugged the old motor pulled out a couple of fasteners and the old motor and bracket came right. Once I had that assembly on a table I easily removed the old motor and put the new one on the bracket. (There is more than one video on YouTube showing how to do this.)

While everything was apart I got the shop-vac out and cleaned the inside of the housing and vent in the ceiling. I reinstalled the motor, fan, and bracket assembly, and then replaced the cover. The first bathroom took twenty minutes the second one took five.

Both fans are whisper quiet. If you have the original fans in your Condo there's a chance this fix will work for you. If you have another type of fan that is old and noisy there very well may be a replacement motor like this for yours too! Its worth a google to find out!



## Balcony Floor Matt

Ever since the balcony's been finished I've been looking for a floor covering for my porch that was good looking, weatherproof, and cheap. Cheap was the limiting factor. There are LOTS of options if money isn't an issue.

I found these ("Bali 6' x 9' Indoor/Outdoor Patio Mat in Blue") for about \$30 apiece (drastically reduced) at Bed, Bath, and Beyond's website. They are made of woven plastic.

They were out of stock so I had to keep checking back. In a week or two I was able to buy a pair of them. The plastic feels a tad sturdier than drinking straws. They are soft to stand on in bare feet, don't get blistering hot in the sun, and dry out quickly after getting wet. They look quite nice too. The Blue color is towards the aqua to teal part of the blue

range. At 6x9, two of them are a little too long for the balcony so there's a bit of overlap in the middle. They're very light and will roll up easily and stow in the shed perfectly for winter.

## Building Paint - Landscaping - and Balcony Updates

The Building Painting, Balcony Project, and Landscaping Work were all intertwined this time around. It was a summer of practicing patience with general noise, inconvenience, uncooperative weather, and having our lives disrupted by the balcony work while coping with the pandemic. We got through it.

The major work on the balconies is completed. Folks put their patio furniture back outside and enjoyed the lake views again. I spent a lot of time on my deck this summer.

The buildings are due for paint and the decision had been made to paint the parking lot side of the buildings this year and attend to the lakeside next year, hopefully in the spring. We delayed landscaping work on the parking lot side to accommodate the painting project. But - The painting contractors were delayed by weather and couldn't get to us this year. We are scheduled for both sides next year instead.

Some co-owners expressed the desire to change the paint colors on our buildings. This is a challenge because the ends of the buildings and the carports have been recently painted and any color updates needed to blend with paint already in place. So - we found a lighter shade of brown to put on the broader surface of our buildings that won't clash too badly with the existing work. The accent paneling - around the parking lot side windows - will be much lighter and will match one of the tones on COTP3 and The Landings buildings. We've selected a nice accent color, a brick red, for our front doors too. It'll be very nice. Fresh paint itself will make things look a lot better and some lighter colors will brighten the place up nicely. I am looking forward to seeing it.

## Hallway Carpet Cleaning Scheduled for November 17th



We have scheduled to have our hallway carpets cleaned for Wednesday, November 17th starting at 9AM. Contractors will be on site shampooing the carpets in our entryways and stairwells. Please remove anything you have outside of your doors in those areas so these folks can go about their work as quickly and efficiently as possible. As with all of our maintenance work this year it was a challenge to find contractors who weren't booked solid through the fall and winter. We are delighted to have Ann Arbor Rug & Carpet Cleaning on the property to help us with our Fall Cleaning

## So What's Next?

Next on the Agenda of course is Winter - it is unavoidable. Time to get the car ready for cold weather driving, lay in a supply of furnace air-filters, bring in the humidifiers, move the couch closer to the fireplace, place a mat inside the door for wet boots, fold up the patio furniture and put it in the shed, and put the snow shovel where it'll be handy to clean the balcony.

I'm making myself notes to remember to be careful driving on our peninsula since it'll be cold, dark, and icy. People will still be walking for exercise, fresh air, and to get their dogs out. I'll try to be attentive to spreading salt on the steps and between cars and remember to ask friends and neighbors if they need anything, or if they'd like to come along, when I'm headed to the store. I'll try to take out other peoples trash when I'm heading to the dumpster myself.

We will still walk in the mornings often and we'll look for a way to socialize regularly. We will certainly take a few walks to look at the Christmas Lights a few evenings during the Holidays.

Look after yourselves and your neighbors - we'll be fine.

## Reminder

Our official Cliffs on the Point II website address is [www.cliffsonthepoint2.com](http://www.cliffsonthepoint2.com). Check it out.

Town Square is a useful resource too - its a Web Site/Mobile App combination. Use it to make maintenance requests.

An Unofficial Resource for us is our Cliffs Dwellers Group Facebook Page. Unlike the official platforms the Facebook Group carries no board sponsorship.