

# THE HILLSIDE NEWS

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## The Condominium Concept

The information contained below was taken from the Disclosure Statement for the Hillside Condominiums at Thousand Oaks, which you should have been included as part of the required documents when you purchased your Hillside condo. For me, it is the kind of legally dense reading material that can put you to sleep. But it does address a number of the basic concepts that make condominium ownership different from the home and land ownership with which most of us are familiar.

"Condominium" is a form of real property ownership. Under Michigan law, the portion of the condominium which is individually owned has the same legal attributes as any other form of real estate and may be sold, mortgaged or leased subject to the restrictions contained in the Condominium Documents. A condominium project is established by recording a master deed in the Office of the Register of Deeds for the county in which the project is located.

Each owner of a condominium unit in the Project (the "Owner") will own the interior portion of the building in which the residential unit is located (each a "Unit"), to which the Owner receives a warranty deed, and is one of a number of mutual owners of common facilities (the "common elements") which serve both the Owner's Unit and other Units in the Project. The Units and the common elements are described generally in the master deed, and each Unit's boundaries and dimensions are shown in the condominium subdivision plan attached to the master deed. All portions of the Project which are not included within the Units

which constitute the general common elements are owned by all Owners in equal undivided proportions. Limited common elements are those common elements which are set aside for the use of less than all Unit owners. All other common elements are designated as general common elements for the use of all Unit owners.

The interrelationship of individual ownership of Units and joint ownership of common elements requires that certain restrictions be imposed on the use of the Units and the common elements. Such restrictions are contained in the condominium bylaws which are recorded as a part of the master deed. The Condominium Documents are prepared with the goal of allowing each of the Owners individual freedom and discretion without permitting any one owner to infringe upon the rights and interests of the group at large.

## Hillside Holiday Party

Kate Houseman and Craig Wassenaar have volunteered their home for an open house Holiday Party for all Hillside residents.

When: December 9, 2017 at 6:00 pm

Where: 4090 Maybeck

What to Bring: "your favorite cocktail and small nibble"



## Hillside Water

*With all of the recent press related to the safety of Rockford's water supply, I thought it would be interesting (and hopefully comforting) to look at where our water comes from. However, the news seems to change almost every day. The "safe" level of PFAS and other chemicals in the water supply appears to be debatable. The following 2 paragraphs were taken from the 2016 Plainfield Township "Annual Water Quality Report", PWS#: MI5370. The full report is also attached with this newsletter.*

"Plainfield Township Water Department customers enjoy an abundant water supply from 11 wells located in two separate well fields. The Water Treatment Plant, due to an abundance of caution, no longer draws water from five wells in the Versluis well field East of Northland Drive, as a result of the discovery of unregulated contaminants called PFOAs found in 2013. The EPA has issued a health advisory for these contaminants of 70 parts per trillion. We have never exceeded this health advisory. The East well field near the Treatment Plant, has three submersibles and three collector wells, and the West well field, also near the plant, has five wells that make up our raw water supply. The Township is in the process of seeking a new well field to make up for the shutdown of the five Versluis wells. The Water Treatment Plant was originally constructed in 1963 and expanded over the years to draw from this underground water supply that is constantly being resupplied with water from rain and upgradient aquifer flow. For the year 2016, the Water Treatment Plant supplied 1.392 billion gallons of water to roughly 40,000 customers. Our maximum day pumpage was 8.24 million gallons. The minimum day

pumpage was 1.37 million gallons. Our average day was calculated to be 3.90 million gallons."

"In the water distribution system, there are more than 200 miles of water main, more than 9,000 water meters, and more than 2,000 valves and hydrants, respectively. There are 14 elevated and ground water storage tanks in the system ranging from 200,000 gallons to 4 million gallons' capacity. Our total water tank storage capacity is 14.1 million gallons of water. These tanks provide pressure as well as water for fire protection. Five pump stations move water to our tanks and four pressure districts. We provide water to Plainfield Township, Alpine Township, Grand Rapids Township, Algoma Township, and a small section in the City of Walker."

Plainfield Township says that water from the township's public water system meets or exceeds the standards of the State of Michigan and the Environmental Protection Agency. The township's water has been tested 9 times since March 2016. Test results showed an average of 8.5 parts per trillion of PFAS (polyfluoroalkyl substances). The EPA says that water with less than 70 parts per trillion of PFAS is safe to drink. The township is exploring options for removing PFAS from the system, but they have not yet found a large-scale method that is cost effective.

One of the proposed solutions for the homes that have wells contaminated with PFAS, in the Rockford area, is to connect them to the Plainfield municipal water system. Another is to provide each effected home with a whole house reverse osmosis (R/O) water purification system.

All Hillside condominiums get water from the Plainfield Township municipal water

system. If you have concerns or questions about your water, consider calling:

- Donald Petrovich, Water Treatment Plant Supervisor at (616) 364-7174
- Rick Solle, Plainfield Township Director of Public Services at (616) 363-9660

Hillside owners could also consider having their own partial- or full-home R/O water treatment system installed.

### **In Case You Didn't Know (or Forgot)**

*The Kent County Sheriff Department sent this email out in mid-November:*

I am the Community Policing Officer for Plainfield Township and I just wanted to reach out and inform you that we have had a rash of Home Invasions that are targeting Condo Associations.

The suspect is described as a white male wearing business casual clothing with dark dress pants. The vehicle is a black or dark colored Chevy Impala with chrome wheels. This description came from one of the last Home Invasions and may not be the only vehicle involved so remind your residents to call in any suspicious vehicles or persons that are out of place for their area. Residents are usually aware of the vehicles and people that walk in their neighborhoods better than we are so please encourage them to call 911 if they do see something they feel is not right or out of place.

Please advise residents to lock vehicles and doors and not to leave any personal belongings in vehicles.

If you have any other questions, please feel free to contact me.

Thank you - Mandy Trevino  
Kent County Sheriff Department  
Plainfield Township Community Policing  
Officer: 616-632-6228

### **Recent COA Meeting**

Several of the "take home messages" from the COA meeting on 11/27/17 were:

- COA dues will increase to \$295 per month, starting January 2018
- If you still have leaves in your gutters that you are concerned may cause an obstruction, please call Natasha at Gerow Management (616-433-9090).
- All COA members should have received minutes of that meeting.

### **Do you Have Something You Would Like to Share?**

We'd love to hear from you! Send us your news to incorporate or submit an article; we would be happy to include it in our newsletter. Just submit to either Tom Shaw or Cathy Downer. We want this newsletter to be something for our whole community.



*Inadvertently, Roy dooms the entire earth to annihilation when, in an attempt to be friendly, he seizes their leader by the head and shakes vigorously.*