



Willoway Condominium Association

801 West Long Lake, Bloomfield, MI 48302—www.willowaycondo.com

Helpful Information for Sellers and Buyers

- ◆ We are located in **Bloomfield Township** within the Bloomfield Hills School District. For more information on all Bloomfield Township has to offer, visit their web site at www.bloomfieldtwp.org.
- ◆ **Current HOA fees** are \$394/month for a 1 bedroom Unit and \$423/month for a 2 bedroom Unit. HOA fees are due on the 1st of the month. After the 10th of the month, a late fee of \$35.00 will be assessed. Several methods of payment are available through AMI Management (ami@amicondos.com)
- ◆ The **HOA fee covers:**
 - Heat, water and gas
 - Exterior and Common Area maintenance
 - Professionally landscaped lawn care and snow removal
 - Conveniently located trash dumpsters with weekly curbside recycling
 - Secure USPS mailboxes and a large, lockable storage unit in the basement
 - One covered carport parking space and plenty of visitor parking
 - Heated swimming pool with bath/changing rooms professionally maintained daily
- ◆ Unit Co-owner is responsible for carrying the proper HO-6 **Homeowner's and/or Renter's Insurance** in accordance with Article IV of the Amended and Restated Bylaws. If you need a copy of the WCA insurance policy, please contact the Crawford Insurance Group at 989-687-4548. (Bylaws: Article IV, Section 2). Other documents may be obtained through condocerts.com.
- ◆ **Furnace, air conditioner, washer, dryer and all interior appliances** are the responsibility of the Co-owner. **Hot water heaters** are maintained by the Association.
- ◆ Upon purchase, previous Co-owner should provide the new Co-owner with the following **keys:** exterior building door, interior Unit door, basement storage unit (if applicable), mailbox (contact USPS for replacement) and a WCA pool fob. If the pool fob is not transferred at closing, a new pool fob will be issued and the \$50.00 fee will be added to the seller's closing costs.
- ◆ **Cable, satellite dishes and DirectTV** require specific wiring and installation guidelines. Co-owner MUST complete a Modification Request PRIOR to any cable installation. Failure to do so may result in removal of all wires, dishes, etc at the Co-owner's expense.
- ◆ The WCA **pet policy** is two (2) household pets (dogs and/or cats) per Unit. Pets must be registered with the Association. Reptiles, exotic animals and tanks over 200 pounds are not permitted.
- ◆ **NO Smoking is permitted** in any Unit, basement storage unit, interior Common Areas, the pool enclosure or the gazebo or within 10 feet of any structure. This includes e-cigarettes and hookah pipes.
- ◆ Willoway is currently at the maximum for allowable Leased Units. Please make sure any buyer understands they **CANNOT lease the Unit** at this time.
- ◆ Any potential buyer should read and understand the current **Bylaws and Rules & Regulations** of the Willoway Condominium Association. These documents can be found on our website (willowaycondo.com).

Please contact AMI Management for any questions or document requests.

AMI Management Company - www.amicondos.com

Jim Dafoe, Community Manager (jdafoe@amicondos.com)

586-739-6001