

The Centennial Condominium Homeowners Association

Property Management Newsletter

April 24, 2026

Information from Board Meeting on March 23, 2026

Property Management

We are excited to be working with Centennial HOA! It has been wonderful getting to know some of you and we hope to get to know more of you over the coming months!

We are working hard to get acclimated to the property, but we appreciate your patience while we continue to get things in order.

Included with this newsletter are:

- 2026 Approved Budget (Revised)
- New Rules & Regulations
- All new Association forms: Modification Request Form, Intent To Sell, Intent to Lease, Pet Registration, Event Center Rental Agreement & Checklist, Pool Rules and Use Waiver, Estate Sale, Waiver of Liability, Contractor List, Energy Efficient Enhancement Policy

For 2026, the Board has confirmed that the Annual Meeting will take place in November. This will allow the Board to approve the Budget for 2027 prior to the meeting so it can be presented to Co-Owners along with a financial recap of 2026.

Board elections will take place prior to the Annual Meeting as well. We will email all Co-Owners in September to call for Board nominations for any Co-Owners who are interested in serving on the Board of Directors. The Candidate Application form is available on the website. The election ballot will be mailed in advance of the Annual Meeting to all Co-Owners and will be due back prior to the Annual Meeting. The election results will be presented at the Annual Meeting.

If you have any questions or concerns, please feel free to contact our office. Email is our preferred and best form of communication.

Community News

Community Drop Box – The Board has approved the installation of a secure community drop box. This will be placed in front of the clubhouse the first week of May. You are welcome to put your fees (not cash), forms or other Association communications in the drop box. We will be checking the drop box on a regular basis.

Community Graduation Banner – We will be facilitating the 2026 Graduation Banner for the community this year. If you would like to include your child's name and school, please email me directly at: lindsayflynn@bhhsmi.com by Friday, May 1, 2026. The total cost of \$140 will be divided between any Co-Owners who would like to have their child's name included on the banner.

Spring Walk Around – We will be completing a walk around of the entire property this coming May 2026. While on site, you will see us taking photos for reference and to note areas that may need attention for the Board's review. We plan to be on site at least one day while we work to develop a complete property review for the Board and a long-range Capital Improvement Plan for the community.

Social Committee – The Board is looking for Co-Owners who are interested in volunteering on a Social Committee to plan events for the community to enjoy. Rachel Cubic, Board Secretary, will Chair this Committee. If you are interested in volunteering, please email me directly at: lindsayflynn@bhhsmi.com.

Community Reminders - With the Spring season in full swing please be sure to maintain your yards, clean up after your pets, make sure all dogs are leashed when on the common grounds, ensure you are respectful of your neighbors and aware of noise levels, and ensure all cars on the property are appropriately parked and properly tagged and operational.

NEW WAYS TO STAY CONNECTED!

Please LIKE us on Facebook!

This is a great way to stay connected!

<https://www.facebook.com/CentennialHOAVicksburg/>

Please visit the new Association website:

www.centennialhoavicksburg.com to get all important community information i.e., rules and regulations, insurance, minutes, budgets, needed forms, a calendar of events, etc.



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Resident Manual and New Forms

The Board has approved the provided Resident Manual, adopted March 23, 2026, which combines all the original Bylaw restrictions and policies that were in place and includes a variety of updated or new Association forms needed to provide a structured and organized process for facilitating Co-Owner requests and records. It is important that all Co-Owners review the information provided to ensure you are abiding by the Rules of the Association in an effort to maintain a cohesive community. All forms are available on the Association website. Please see some of the important items of note:

Rules and Regulations - The Rules and Regulations has been created to include important community information in accordance with the Bylaws and provide the Board's general guidelines as it pertains to many of the primary questions Co-Owners might have regarding the use of their homes. Please note, there are a few changes pertaining to the Late Fee and Collection Policy. The late fee will now be \$25 monthly, and delinquencies will be legally pursued after 6 months.

Modification Requests - Any Co-Owner who has a modification that they want to make to the exterior of their unit, including structural, landscaping changes, etc., should complete the Modification Request Form and submit the form to our office for the Board's review. The form details the specific information that will be required to provide along with the request. Completed modification requests will be reviewed by the Board (ARC) within 30 days of submission.

Intent To Sell: If any Co-Owner plans to list their condo for sale, please complete the Intent To Sell form. The form details all requirements as part of the ownership transfer along with confirming the Buyer understands the requirements of the Association prior to closing. As a reminder, there is a Buy-In Fee of \$1,000 that must be paid at closing which is allocated to the reserve account.

Intent To Lease: If you would like to rent your home, please use the Intent to Lease form which details the requirements to do so. No tenants will be approved unless the process is followed as written. One change, any Co-Owner who chooses to rent their home will be required to hire a professional management company to facilitate the management of that rental while under a lease contract.

Pet Registration Form - All pets must be registered before they are allowed to be on the property. If you get a new pet, please complete the Pet Registration Form which details the requirements. **Current Co-Owners are NOT required to register current pets.** All pet rules apply to pets of guests or non-Owner residents. One change, the Board has agreed there will be a limit to the number of pets permitted in any Unit to a maximum of 4 total pets.

Estate Sale Agreement – If you are in need of having an Estate Sale, you will need to complete the Estate Sale form and get permission in advance from the Board.

Event Center Rental and Checklist – If you are interested in renting the community Event Center you will need to complete the required Rental Agreement and Checklist. We have added a Clubhouse Rental calendar to the website which details the rental process and confirms the availability of the clubhouse. You can email clubhouse rental inquiries and agreements to Amber Tyler at: kzooleasing@bhhsmi.com.

Pool Access Agreement and Waiver – In order to use the community pool, you will now be required to sign a Pool Access Agreement which details the Pool Rules pertaining to use of the pool. Please see more information on Pool Use on the next page of this newsletter.

Waiver of Liability – Any person who volunteers to do any form of Association activity must sign and return a Waiver of Liability prior to performing any service on behalf of the Association.

Energy Efficiency Enhancements Policy – In compliance with legislation that was passed in 2024, the Board has formally approved an Energy Enhancement Policy, as required by law. Please note that under the governing documents for our community, a majority of the exterior of the building structures are designated as common element space. As such, no energy enhancements may be made to those areas by individual co-owners. However, adoption of this policy remains mandatory under the legislation, regardless of the community's structural imitations.

Vendor Contact List – We've added a list of local service vendors to assist Co-Owners with home projects or repairs at their expense. If you have a vendor referral to provide, please contact our office and we will add them to the list.

Pool Passes, Use and Waivers

As we prepare for the upcoming pool season, the Association has implemented a few updates to ensure a smooth and well-managed experience for all Co-Owners to access the pool area.

Pool Access Requirements (Effective 2026):

All Co-Owners will be required to complete and submit a Pool Access Agreement, Rules Acknowledgement, and Liability Waiver (included with this packet) prior to receiving a pool access card.

- Each Unit will receive one (1) new pool access card – At least one (1) Co-Owner must sign the required Pool Agreement and Waiver
- We will collect any previously issued pool cards when you collect your new pool pass
- If you previously purchased an additional card, that card must be returned to receive a replacement. If you need a second card, please notify our office prior to May 11, 2026.
- Account balances must be paid in full before a pool pass will be issued

How to Obtain Your Pool Pass:

You may pick up your new pool access card at our office any time after May 10, 2026:

- 6312 Stadium Drive, Kalamazoo
- Monday – Friday, 9:00 AM – 5:00 PM

For your convenience, we will also be onsite at the community clubhouse on the following dates to hand out pool passes:

- May 11, 2026 | 4:00 PM – 6:00 PM
- May 12, 2026 | 4:00 PM – 6:00 PM
- May 21, 2026 | 4:00 PM – 6:00 PM

Pool Season Information:

Our goal is to have the pool open by Memorial Day (or earlier, weather permitting).

While this is our first season managing the pool, we are pleased to share that the same contractors who have serviced the pool in prior years will continue their work this season, helping ensure continuity and quality.

We look forward to a great pool season and appreciate your cooperation with these updated procedures.

If you have any questions or concerns pertaining to getting a pool pass, please feel free to contact our office.

Community Projects Completed & Planned

Pool Area Improvements – The Board approved the replacement of the pool fence which is currently in process with JC Fencing. After the new fencing is installed, new signage will be added.

During the Spring Walkaround we will confirm inventory of the pool chairs, loungers and umbrellas and work with the Board to get approval to order more of each based on available funds.

In addition, the Board is considering estimates to add exhaust fans to the pool restrooms.

Playground Improvements – Brightview has finished laying new mulch on the playground and in the common areas. RK Concrete will be on site in early May to install two (2) new benches near the playground.

In addition, we are working to get quotes for the Board's consideration to add more shade around the playground.

Pavillion Lighting – The Board approved adding lighting to the pavilion. Hi-Tech Electric has recently completed this work.

Common Area Landscaping Improvements – The Board is currently working with a local landscaping company to evaluate both immediate improvements for this season and to develop a long-term landscaping plan for the community. For the current year, efforts will be focused on enhancements around the clubhouse and the corner of U Avenue and 22nd Street.

Greg's Tree Service has been on site tagging trees recommended for trimming and removal for the Board's consideration. The Board will approve a scope of work after the Spring Walkaround is completed and reviewed.

Common Area Improvements – During the Spring Walkaround, we will evaluate potential locations for the addition of pet waste stations and trash receptacles for Co-Owner use. While specific locations and quantities have not yet been finalized, the Board intends to increase the number of both amenities throughout the community this year.

The Board plans to replace the speed limit signs this year. We are working to see if the Village will cover or share the cost of the new signs but either way the signs will be replaced.

Community Amenity Improvements – The Board is actively working to identify and prioritize a new use for the former splash pad area. Community feedback has been both helpful and appreciated, and the Board is currently evaluating viable options for the space based on available funding.

In addition, the Board recognizes the community's interest in expanding activities for residents of all ages. As a result, they are exploring ideas and assessing budget considerations to support enhanced community engagement.

While the process is still in its early stages, the Board is hopeful that at least one new amenity or activity initiative can be implemented within the year.

Association Fees & Delinquency

2026 Revised Budget Overview:

For your review, we have provided the revised approved 2026 budget, along with a pie chart illustrating the allocation of funds across key expense categories. This is intended to provide transparency into how funds are utilized to support the operations and maintenance of the community.

The quarterly assessments that remain due for 2026 are:

Remaining 2026 Assessment Schedule:

- **Second Quarter 2026**
Assessment Amount: \$175
Due Date: May 1, 2026
Late After: June 1, 2026
- **Third Quarter 2026**
Assessment Amount: \$175
Due Date: August 1, 2026
Late After: September 1, 2026
- **Fourth Quarter 2026**
Assessment Amount: \$175
Due Date: November 1, 2026
Late After: December 1, 2026

Payment Options:

- **By Mail:**
Centennial Condominium HOA
6312 Stadium Drive
Kalamazoo, MI 49009
- **Online / Bank Bill Pay:**
Payments may be made through your personal banking institution or via the **Propertyware online portal**.

We encourage all Co-Owners to take note of these updated due dates to avoid any late fees.

Important Billing Notes:

- Charges will not appear on your online ledger until the due date. However, you may submit payment in advance, and the funds will be applied once the charge is posted.
- Late fees are \$25 per month on any outstanding balance.
- The Board has directed that any balance more than six (6) months past due may be subject to legal collection action.
- Please note that pool access and clubhouse rental privileges will not be granted if there is an outstanding balance on your account.

We strongly encourage all Co-Owners to ensure their accounts are current.

Community Survey Results & Board Response

Thank you to all Co-Owners who participated in the recent community survey. A total of 105 responses were received, providing valuable insight into community priorities. We have emailed the actual survey results out to all Co-Owners for review.

General Feedback:

- Majority interest in seeing maintenance, safety, and infrastructure improvements over new amenities
- Top concerns include sidewalk conditions, landscaping, and winter safety
- Splash pad repurposing shows strong interest in a multi-use recreational space (pickleball/sport court)
- Mixed interest in community events and minimal interest in volunteering, with preference for optional, low-cost activities

Important Clarifications:

- Sidewalks and Mailboxes: Maintenance, repair and replacement remain the responsibility of each Co-Owner, as required by the Master Deed and applicable Village of Vicksburg ordinances.
- Jurisdiction: The Association does not have authority over all concerns. Matters related to public safety, roadway snow removal and salting, ordinance enforcement, or municipal regulations should be directed to the Village of Vicksburg for review and action.

Board Response & 2026 Initiatives

Transparent Communications and Information Access

We have established a variety of ways to provide transparency and access to community information. We will work to ensure the community website is updated, including the calendar of events and that all important information is posted on Facebook. If you ever have any questions or concerns, please contact our office.

Community Engagement

The Board recognizes interest in additional activities and is exploring options; however, any initiatives will remain cost-conscious based on community feedback.

Rules Enforcement

The Board has adopted a new Resident Manual to provide clear use guidelines for all residents. The intent is not to police the community, but rather to ensure all Co-Owners are aware of the general guidelines and restrictions outlined in the Bylaws and to establish a consistent, structured process for addressing concerns when needed.

Community Amenities

The Board is actively evaluating options to repurpose the former splash pad area and utilize the common areas, with a focus on cost-effective, multi-use solutions that serve a wide range of residents.

Community Improvements

We are working to develop a long-term Capital Improvement Plan with focus on amenities and landscaping in addition to necessary replacements of common elements.

The Board appreciates the community's input and will continue to align decisions with resident priorities and responsible financial planning.



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