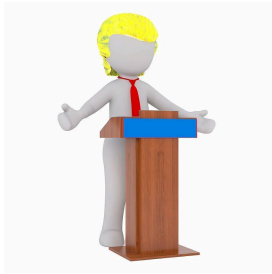




Auburn Grove Newsletter

Life in the Grove

Fall/Winter 2025



President's Update.....

Hi neighbors,

I hope that you all enjoyed the summer. We had a great summer of activities with our Concerts in the Grove and the Annual Community Picnic.

These events were well attended and we're looking forward to our fall and holiday events.

Thank you to Pat McBride, Daphne Reid and Kathy Castillo for their hard work on these events.

I would also like to thank Barb and Walt Hunt who not only started the annual community picnic event but continue to help support it each year.

Some updates for you:

- **Lawns** that our contractor indicated need to be replaced will begin to be replaced. Two or three lawns will be replaced this year, then we can see what the contractor recommends for next year.
- The city will be installing a **traffic light at Shimmons and Squirrel** sometime between now and November.
- We are working with our **sprinkler company** to improve the timing of the sprinkler system.
- A request to the residents will soon be made to let us know if you are **unable to salt your walks and driveways**. Our contractor has agreed to help the residents who need the help with this.
- It is **fall clean up time**. Any resident who needs help with this can contact the **City of Auburn Hills at 248-370-9353**.

Many of you leave here to winter in a warmer climate.

- Please let a neighbor know when you are gone so they can help watch your home.
- In addition, please make sure O'Brien Management has your up to date contact information so if a problem occurs they can reach you right away.

Please ask your family and friends to watch their speed while driving through our neighborhood. The speed limit is 15 miles an hour.

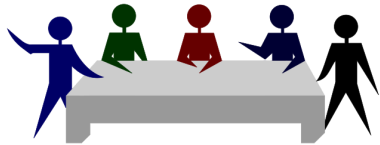
Make sure you use our website to submit work orders or architectural requests.

Remember:

- Our **Tree Lighting ceremony** is on **Friday, November 21st at 5:30 pm**, in the flagpole area. We will bring in the holiday season with hot chocolate, cookies and Christmas carols.
- Our Annual Community Christmas Dinner will be held on Thursday, **December 11th from 5:30 pm - 9:00 pm** at Nino's Italian House in Auburn Hills. If you need a ride to this event please call Bill Kokenos at 248-802-5521.

Looking forward to seeing all of you at these great events or just around the neighborhood.

Bill Kokenos 248-802-5521



Board Updates.....



Welcome to New Residents

Unit 40 -Move in 6/11/25

3516 Grove Lane


Jennifer Lee- Sloan

Special Recognition to our **Welcoming Committee** and their Welcome Basket Gift to all new residents:

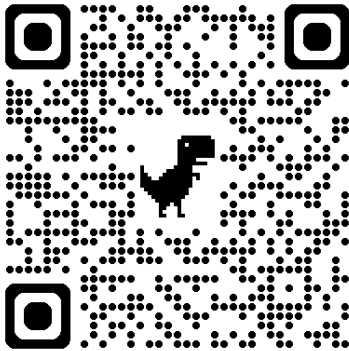
- Kathy Castillo
- Ann Harrington

Thank you for making this a welcoming community!

We ask all residents to use this link to update the information they have on file with O'Brien Property Management Company.

 [Co-owner-Information - HOA O'Brien.pdf](#)

Welcome to Auburn Hills:



[Click here to be taken to the Auburn Hills Website.....](#)

And information such as:

Residential Lock Box Safety Program

This program provides residents, at the cost of the Lock Box, an available entry point for Auburn Grove Police and Fire Departments when necessary.

Application for this can be found at:

 [Auburn Hills Lock Box Program.pdf](#)

Senior Home Association Repair Program(SHARP)

The SHARP Program provides home repair to senior and disabled residents of Auburn Hills. Trained volunteers will provide miscellaneous home repairs and maintenance. The labor is free: the homeowner pays for the cost of the materials.

https://www.ageways.org/caregiver_services/auburn-hills-department-of-senior-services/

<https://www.ageways.org/>



How to vote in Auburn Hills

Length: 2:36

Voting Information

Early Voting

Expand all accordions

What is early voting?



Where is the Auburn Hills early voting site?



What are the days/hours of early voting?





Groovin' in the Grove:



**Thank you for your participation at
Groovin' in the Grove Series, 2025:**

Here are some photos from our most recent events in this series.....



Our Community Picnic...



We have **two (2) events remaining in our Groovin in the Grove Series** and hope you will be able to arrange your schedules to attend;

Holiday Boulevard Lighting - Start your Holiday with Music, Hot Chocolate & Friendship



■ Groovin' Series: Holiday lighting Caroling
Friday, November 21 · 5:30 – 6:30pm

← Invite via link

📍 Flagpole

☰ [Groovin' in the Grove 2025 Series](#)

🗄 Groovin' in the ...

Bring your best Voice and join us in a couple of Holiday Songs, some Hot Chocolate and Cookies and featuring the ‘Sentimental Gentlemen” and our own Jim Dipple

Holiday Dinner - Join us for an evening of Food, Fellowship in a Festive setting

Groovin' Series: Holiday Dinner

Thursday, December 11

Nino's Italian House, 4255 Baldwin Rd, Auburn Hills,

More details and RSVP will be forthcoming...

<https://calendar.app.google/SdvaqK3Z7rKr7HTA6>



Staying Connected within the Grove.....

We would like to review the best ways to **Manage communication of your needs and requests**, as residents:

- All communication should initially be channeled through our Property Management Company:

Please contact O'Brien Property Management Company or a Board Member for access to the Auburn Grove Community Website

- **O'Brien Property Mgmt. Company**
Website: www.obrienassociationmgt.com
Michael O'Brien Property Manager - Phone: 586-737-7641
Email: mike@obrienassociationmgt.com

- All Requests for Maintenance and Architectural/Grounds modifications should be submitted through the Auburn Grove Website:

Condominium Documents		
Resident Directory Resident Address and Contact Information. To view this form, open it and request access and we will get in touch with you.	HOA Fees Information on the Homeowner Association Fees and Payment Methods.	Master Deed State of Michigan Governing Condominium Rules and documents that govern our community actions.
Board Minutes Approved Minutes of the Auburn Grove Community Board of Directors.	Handbook Consolidation of information from the Master Deed and Condominium By-Laws and Board Approved Rules.	Board Approvals Key Board decisions impacting the By-Laws, Handbook Rules and Regulations of the Community.

Resident Forms	
Maintenance Request Form Submit this form to resolve common area maintenance problems such as gutters, downspouts, roofs, lawns, sprinklers, etc. This will be approved or denied by O'Brien Property Management Company and the Board.	Modification Architectural Form Submit this form for any modification or alteration a resident would like to make to his/her unit or surrounding limited common area. This will be approved or denied by the Board.

Important Residents documents regarding Life in Auburn Grove, can also be found on the website:

- **Master Deed**
- **Handbook**
- **Responsibility Matrix**, who is responsible for care

and management of specific materials

Fall/Winter Reminders

As you begin to assess your property needs preparing for winter, here are some reminders:

Snow Removal and Parking:

Snow Removal - Snow is plowed following a 2 ½ " snowfall or when a major storm has subsided or via a judgment call made by the Board. All roads, parking areas, driveways, unit sidewalks and porches will be cleared of snow. Application of salt to all roadways and parking areas are at the contractor's discretion. The Association cannot guarantee that the contractor will be able to keep any or all areas ice-free continuously. It is not possible. The Board of Directors has made available Ice Melt and requires Owners to salt their limited common areas (driveways, sidewalks, and porches). Everyone is cautioned to exercise extreme caution when driving or walking during snow falls or icy conditions.

Note: When a winter storm advisory is in effect, parking in the street is prohibited allowing for snow removal. Cars parked on Grove Lane during a winter storm advisory are subject to being towed.

If you are unable to manage applying the Ice Melt on your property, we will be sending out a survey to create a list that will be used by our Vendor to manage that process when necessary,

Winter Storm Advisory Parking

- **Street parking during the day or overnight is prohibited during winter storm advisories.**
- To assist with snow plowing, improve security and allow easy, safer access for emergency vehicles, please do not park across your driveway or a neighbor's driveway at any time.

HOLIDAY DECORATIONS

Residents may install tasteful holiday decorations to include decorative lights up to 25 days before the holiday and must remove them no later than ten days after the holiday. All decorations are subject to review by the Board of Directors. Holiday lights are permitted on the façade (front) of the units, trees, and lawn area. No blow-up decorations are allowed. No decorations of any type may be put on roofs. No **audible** (playing music) decorations are permitted. All decorations are subject to review by the Board of Directors upon a complaint filed by any Owner. The Association has the right to require any Owner to remove any tasteless or offensive (in the discretion of the Board of Directors) decorations upon written notification to that effect. Decorations on the common area, other than the façade (front) of the units, require advance approval of the Board of Directors and will be considered on individual merit. Please do not be excessive, as your decorations may have an impact on your neighbors.

Auburn Grove City Reminders

Some Important Updates from the City of Auburn Hills for all city residents:

Be Bright at Night

Stand out in the dark! When daylight is scarce, prioritize safety on foot or wheels. Pedestrians, gear up with reflective clothing and carry flashlights for visibility. Cyclists, equip your bikes with front and rear lights and reflective stickers. With visibility reduced in the dark, accidents are more likely. Keep our community safe by staying bright and ensuring safe travels for pedestrians, cyclists, and motorists.

The Auburn Grove Community does not have street lights.

We ask that residents keep their garage lights on throughout the night to brighten our street, Grove Lane.

This is also why we ask that you don't change the color of the lights.

We have a resident who has volunteered to help residents by providing dawn to dusk light bulbs for your garage.

Please see a board member if you need assistance.