

# Walden Woods I

## 2010 Annual Meeting Recap

We were happy to see a much larger crowd than normal at our Walden Woods One annual meeting on April 28. Special thanks to all of those that attended the meeting, asked their questions, and shared their opinions. It is so much better when we all participate in the decision-making process.

### I. Mailboxes

Our big agenda item was the mailbox replacement project. Our mailboxes are 17 years old. They are falling apart and some decisions needed to be made.

The by-laws of our association require that the board levy any assessments or raise dues as required for maintenance, repairs, or for the addition of any common elements. Though the by-laws empower the board to do this on their own without consultation of the membership, your board chose to seek the input of the members at the annual meeting before making a final decision.

Attendees discussed four different mailboxes (cast aluminum) of various prices and styles, and there were two samples available for viewing. The owner of the mailbox installation company, Bob Horn, was in attendance and answered many questions as to durability, maintainability, cost factors, vandalism, installation services, etc. In the end, there was overwhelming support for the **Muirfield mailbox (photos attached) from Hanover Lantern**. This mailbox is attractive and blends well with our street signs, is durable, does not require annual maintenance/painting, and is expected to still look good after 20 - 25 years. It is 100% made in the USA. A newspaper chute is included as part of the package. If you are interested in seeing the mailbox, please contact John Goodman as he has a sample available for viewing.

The cost of \$500 per home includes removal and disposal of the existing mailboxes, installation of a new post in a poured cement base, and installation of the mailboxes with street numbers on the front face of each box (not as seen in the photos provided). There were various discussions about funding for the mailbox, but there was overwhelming agreement that a one-time assessment to all homeowners of \$500 made the most sense. An invoice will be sent out in early May.

The new mailboxes will be considered a common "asset" and repairs will be the responsibility of the subdivision, not the homeowners.

### II. Sidewalk Safety

Our bylaws require that we **keep the sidewalks clear** of ramps, hockey nets, etc. for the safety of everyone. In particular it is important for the safety of young bike riders who are instructed to use the sidewalk and not the street, that they have unrestricted use of the sidewalk.

### III. Directory Update

Chris Lawler has pulled the information gathered online into an Excel spreadsheet. **Volunteers are needed to review and format** the 2010 directory information. There are some households who have not responded to the request for information. These

homes will need to be contacted by phone. To save printing costs, it has been suggested that the directory be provided in PDF format.

#### IV. Cordoba Drive Road Reconstruction

Greg Seach has asked the board to notify the city of Novi that Cordoba Drive is in very poor condition and needs to be replaced. The 2008 PASER rating system used by the city of Novi indicates that Cordoba is a 5 (1 being the worst and 10 being the best). Residents say that patching has been an ineffective band-aid. The patch material quickly loosens and ends up in their yard. They said that the road has dramatically deteriorated over the last two years since the PASER report. When Mr. Seach compares other streets rated at 5, he finds Cordoba to be of greater need for replacement. The current city budget indicates “streets that are rated PASER 4 or lower are candidates for reconstruction”. Mr. Seach will take photos and the board will appeal **to the city manager’s office and city council for inclusion in the road reconstruction list for 2010.**

Questions or comments? Please contact a board member.

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Mike Allie, Vice President - 248.946.4296

Jim Mealey, Treasurer - 248.348.3203

[Tami Bethune](#), Secretary - 248.344.4508



This mailbox is the Muirfield style from Hanover Lanterns. We will not order the top mounted numbers. We will order house numbers for the front of the mailbox door.