



BOARD & MEETING INFORMATION

Webpage & Bylaw Information

www.rollingridge-hoa.com

Email

Rr1hoaboard@rollingridge-hoa.com

Newsletters will be posted to the webpage as news/updates needs to be passed on to residents. **Please sign up for emails to be alerted of newsletter posting.**

Sentry Management contact:

517-545-3900

APARTMENT DUMPSTERS & FITNESS AREA

This is a reminder that the dumpsters at the Clubhouse and apartments are not an amenity to homeowners.

Going forward, It is considered illegal dumping. The Glen's management will contact PD to charge homeowners found using their dumpsters. (Glen's residents are taking license plates and those dumping boxes with your HOME ADDRESS will be contacted by PD going forward.)

****If using the fitness room-Please have a change of shoes to ensure the flooring/equipment is not damaged from snow/water/salt.**

As mentioned in the October newsletter, HOA fees will be raised effective March 2024. This increase was originally slated for 2023. Unfortunately letters were sent out prior to costs being submitted to us from Glen's management.

While the sub has always maintained a reserve account, a separate line item for clubhouse, etc renovations had never been a budgeted line item. As the clubhouse has not been renovated since inception, at 20+ years, updates to the facilities are necessary.

Changes that will be occurring are as follows:

This year

- Key fob systems for the pool, rest rooms, fitness room.
- Kitchen (complete remodel), flooring, furniture, wet bar area, replacement door.
- Pool resurfacing.

2025+

- Adding a playground
- Bathrooms/hall flooring
- Fitness room expansion
- Replace pool fencing
- As needed pool furniture
- Rolling Ridge sub entrance rock/cement repair/rebuild

The updates are expensive ticket items that add to our deeded amenities and as such, make our homes more marketable. There are not many subs in the area that offer walking paths, clubhouse, pool/grill area, dog park, fitness center and soon to be playground for their residents. While HOA fees are increasing, we are still well below subs with similar amenities.

HOUSEKEEPING NOTES

-There are several homes needing **maintenance to the wood trim**. Many homes have **chimney trim is failing**. Please have this addressed to avoid fire hazards.

-Due to the weather and lack of Tyvek on the earlier builds in the sub, mildew is rampant. Please ensure this is addressed as the weather clears.

-Garbage cans are to be stored in your garage or approved storage.

-Clubhouse reminder, you can rent the clubhouse or access the fitness center by - contacting The Glens at 517-552-7868.

-Resident properties, please remember your home is part of a HOA, your neighbors strive for a clean and well taken care of property, please show the same respect to your neighbors. There have been several complaints on properties not being maintained. This leads to lower home values in the long run, which is why violation letters are sent out.

-A survey will be going out this summer pertaining to the roads and assessment costs. Each resident would have a tax assessment over a period of time. The Township does cover a portion, either a flat fee or percentage of overall costs. In order to have them repaved we will need a majority vote of homeowners to present to the Township.

-We will advise date(s) for pickup of key fobs for the pool. One per home, \$75.00 replacement fee if lost.