

PLYMOUTH COMMONS HOMEOWNERS ASSOCIATION

P.O. BOX 700904, PLYMOUTH, MICHIGAN 48170

plymouthcommonshoaboard@gmail.com

Topic: PCHA Board Meeting July 2021
Time: Jul 13, 2021 07:30 PM America/Detroit
Via Zoom

AGENDA

Present- PH,JF,SL,GS Not present- WH

1. Call to order at 7:33 om
2. Approval of June 1, 2021 Board Meeting Minutes.
<https://docs.google.com/document/d/1W39f7Vbf4ybKt6kgbw3DRK5ldiYKEm1YbWv3BaOTDNA/edit?usp=sharing> MOTION ACCEPTED
3. Traffic Memo (see below) Board reviewed the memo, GS moved motion, JF second, MOTION ACCEPTED
4. Architectural Control Rule #B2021 (see below) Initial discussion, Board members will peruse the document and add comments. Will be on the August agenda.
5. Broken Light /Entrance: Per SL, no power on front entrance and sprinklers are not working. Need to locate circuit breaker/panel- PH will look at it. Need an electrician- SL will share with PH. Electrician will be asked to evaluate the situation and do repairs. PH will report to the Board.
6. New Business/Old Business: None
7. Adjournment at 8:33 pm
8. Next Meeting: 24 August 2021 at 7:30 pm

THESE MEETING MINUTES WERE APPROVED AT HOA BOARD MEETING ON 24 AUGUST 2021

MEMORANDUM

To : Our neighbors in Plymouth Commons
Date : July 14, 2021
Ref : Traffic conditions in the neighborhood

In recent days, the Board has received complaints about individuals who were seen breaking traffic rules in the neighborhood, including but not limited to:

- Failing to come to a complete stop at STOP signs
- Driving too fast (seemingly over the posted speed limit of 25 mph)
- Not maintaining safe distance while passing bicyclists on neighborhood roads
- Parking in a manner that impedes the smooth flow of traffic

Our safety is our number one priority and any manner of reckless driving or parking on neighborhood roads is unacceptable. Not only are these behaviors

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dangerous to drivers, but they also pose the potential for serious injury to children and pedestrians in the area. Please be advised that Michigan law requires that:

- (a) All drivers must avoid distracted driving
- (b) All drivers must obey the posted speed limit (25 mph in our neighborhood)
- (c) All drivers must come to a complete stop at the STOP signs

We ask everyone to have discussions about the importance of following traffic rules and safe driving practices with their family members, neighbors, and contractors. In the coming days, on behalf of the subdivision residents, the Board will reach out to Plymouth Township Police Traffic Enforcement Division for assistance or suggestions on this issue.

Respectfully,
PCHA Board

Approved : July 13, 2021

Circulation : July 14, 2021 via email, facebook posting

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PROPOSED RULE: Architectural Control Requests (P-RULE #B2021)

Background:

Enforcement of the governing documents is the responsibility of the Board (see Article VIII.1.c of PCHA Bylaws). The Board can establish rules, regulations, and policies for PCHA's operation according to the authority of Restrictions (see Article VIII.1.d of PCHA Bylaws).

From time to time, individual homeowners may desire to make permanent changes to the exterior of their properties. Such requests will be handled by the Architectural Review Committee (ARC), which is responsible not only for reviewing members' applications for additions or modifications but also putting the interest of the community as a whole above the interests of individual homeowners.

The President of the HOA (or the majority of the Board in absence of the President) will appoint not more than three homeowner(s) to serve on the ARC. Appointments to ARC will need to be renewed each year and ARC members may be disappointed at any time by a majority vote of the Board.

Procedure:

If a homeowner would like to make an exterior change to their property in the form of an addition or modification, they will need to follow the application process described herein:

1. Application- After verifying that the proposed addition or modification is allowed under Plymouth Township rules, the homeowner will send an email to plymouthcommonshoaboard@gmail.com and provide the details of the proposed project, such as specifications (materials, shapes, professional plans) and work schedule.

2. ARC Review: Each month, ARC member(s) will meet to review applications for compliance with governing documents. If the governing documents permit variations in certain circumstances, ARC will review the plans to determine whether the proposed changes meet the required standard. ARC member(s) reserve the right to ask questions, seek clarification, and set up meeting(s) with applicants- as needed. ARC will post its intention to approve/disapprove an application on the HOA website for at least 7 days. This will give an opportunity for any other homeowner to comment or bring forth positive or negative feedback to the attention of ARC. At the end of the comment period (minimum 7 days) , the ARC will make a recommendation to support or deny the application.

3. Decision- The recommendation from the ARC will be presented at the next Board meeting, which will either approve or disapprove the application. The Board reserves the right to ask questions, seek clarification, and set up meeting(s) with applicants- as needed. A homeowner may appeal to the Board within 30 days after the Board has issued a decision. The decision of the Board shall be in writing and will be mailed or emailed to the homeowner within two days of the Board's decision.

NOTE: An approval of an application by the Board does not necessarily imply that the application meets local , state, and federal regulations. Applicants must verify the need to get permits and additional approvals from Plymouth Township and other authorities, as applicable. The applicants must not commence any construction activity till they have the Board's decision and all the requisite permits/permissions. If the applicant chooses to forego the ARC application process and/or commences any construction before the Board's approval, the applicant may be subject to fines as defined in Rule #A2021.

Reference: PCHA Covenants and Bylaws (<https://plymouthcommons.info/documents%2Fmeeting-minutes>)

Approval: 07/13//2021 by 2021 PCHA Board

Notified on: xx/xx/2021 | Effective date:xx/xx/2021.

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