

HERITAGE HILLS HOMEOWNERS ASSOCIATION

4301 Orchard Lake Rd. Suite 180-144
West Bloomfield, MI 48323
E-MAIL: HeritageHills48331@gmail.com
WEBSITE: <http://rollingoaks-fh.org>



December 19, 2025

2026 Association Dues: **\$300.00**

Dear Neighbors,

We are hoping everyone has a safe, peaceful, and healthy holiday season!

The 2025 Annual Dues are due January 1, 2026 and shall be considered on-time until March 1, 2026. On March 2, 2026, they shall be considered past due and a \$50 late fee shall be assessed, unless an acceptable payment arrangement is made in advance. In the current economic/financial climate, we understand paying your dues may be difficult and we want to help. Please send us an email and we'll do whatever we can to assist and make this more manageable for you. Please note, however, that we are not able to discount the amount due.

Your dues cover the neighborhood's expenses including landscaping, grass cutting, playgrounds, repairs, tree cutting, community events, and capital improvements, among other pertinent expenses.

If you are a tenant and not the owner of this property, please advise us of the correct name and address of the owner so we can send this dues notice directly to their attention. The name on the envelope is what we have on record, as well as what was recorded by the City of Farmington Hills.

Please make your check payable to "**Heritage Hills Homeowners Association.**" Please fill out the bottom of this letter and mail it to the address above with your dues check.

As in years past, homeowners not paying Association dues are subject to enforcement actions by the Association to collect the amounts due, including, but not limited to, the right to file a lien against the property. Should such action become necessary, the Association has the right to collect all costs, including reasonable attorney fees, incurred in those collection efforts which will significantly increase the amounts owed. We certainly want to avoid such action and welcome all efforts to make payment arrangements, if necessary.

Your new Board was elected at the Annual Meeting, on December 18th, and will continue to provide everyone advanced information, via the HHHA email listserv, about monthly, special, and annual board meetings so members may attend, if desired. For additional information, please also refer to our website at <http://rollingoaks-fh.org> and check the calendar on the site. Also, don't forget to join our HOA's group on Facebook to keep in touch with HOA neighbors.

One last note regarding our annual dues. Our dues have remained the since 1/1/2013, at \$300!! At our annual Heritage Hills Homeowners Association meeting in December 2012, a new rate of \$300 per year was passed by a requisite majority of homeowners attending said meeting. It is clear that the homeowners in our community place a high value on the quality of relationships, services and surroundings that make up our neighborhood. However, we will continue to explore ways that will reduce our overall association costs while improving the overall quality of living in our HOA and the greater Rolling Oaks Subdivision. Your questions and suggestions are always welcome. We wish you all the best in 2026!

Since we typically communicate with our members concerning association affairs by e-mail, ***please be sure to include at least one e-mail address we should use for your home.*** These will not be published outside of our association, but we will send meeting notices and other occasional, important info to it.

HOMEOWNERS NAME (please print) _____

ADDRESS _____ PHONE _____

Your E-MAIL ADDRESS _____

☐ OK To Share My Email & Phone # in Resident Directory