

# **Oak Pointe Villas Association**

## **Board of Directors Meeting**

April 6, 2011  
6:38 p.m.

Attendees: Susan Cope, Ron Jones, Steve Yardley, Kal Ribianszky, Paul Stanko

**I. Call to Order:** Meeting called to order at 6:38 p.m.

**II. Approval of Minutes:** Minutes of January 10th, 2011 approved

**III. Home-Owner concerns:**

The fertilizer dates of applications and contact person was resent to the homeowners by email.

The fountains are scheduled to go back into the ponds around mid April

The crack repair for the roads is under investigation. We are looking into using a rubberized filler that will expand and contract with the weather.

A reminder that the doors, lights, and trim, need to be repainted need to be completed by the end of May

**IV. Open Issues:**

Communications / Water Tower – A Motion to require plaintiffs to post a bond was heard by Judge Hatty in February and was denied. Plaintiffs' appeal is currently pending at the Court of Appeals. Defendants Genoa Township, AT&T and Villas filed a Motion to Expedite the Appeal and to affirm the trial court's decision, but the court has not issued a decision yet.

Tree stumps – the stump removal contractor will be walking the area with Ron Jones to verify which stumps are to be removed. 5245 Moret Ct. stumps are in the commons area and will be removed; the stump at 5198 Versailles is on private property. The removal of the stumps will cost under \$500.00.

**V. New Business:**

Annual Meeting will be held at the O.P.C.C. May 4, registration is at 6:00 and the meeting is at 6:30

The preparation for the Villa's Taxes cost was \$250 we realized a savings of \$ 650

**VI. Committee Reports:**

Boat Committee – boats are going into the water around May 3, the insurance has been paid. The speed boat is a 1997, the boat committee is looking for a replacement boat. The Bennington will be re-carpeted at the end of the season

OPCA – Club Drive will have a choker installed to slow down the speeders and to save a massive rework of the asphalt

Social Committee; everyone should have received the first installment of the flyer

## **VII. Adjournment:**

- Next meeting is TBD
- Meeting ended at 7:58 p.m.

From: Ron Jones

I believe this may be the better of all explanations (see below) to the fertilization issue and in my opinion, should be given to anyone asking about the process. As you all may know, Tom Schall has for years maintained golf courses (to include Oak Pointe & currently at Oakland Hills) and has vast knowledge of the fertilization process.

From: Tom Schall [tomschall11@gmail.com]

The cost of maintenance for the retention ponds and how lawn fertilizing relates to them is a concern of ours. I have a few concerns about the lawn fertilizing and would like a few questions answered and would also like to make few suggestions.

- The use of nitrogen is also an element that should be of concern around the retention ponds.
- Fertility is measured in pounds per 1000 square feet. Do you know how many pounds of nitrogen (per 1000 square feet) will be applied per application and seasonal total?
- Perhaps soil samples can be tested so that only the necessary elements are being applied.
- Will the fertilizer be in granular or liquid form?
- Will any of the nitrogen be slow released?
- Applications should be timed to avoid thunderstorms so as to avoid washing fertilizer into the ponds.
- Will other applications be made; pre-emergence herbicide, broad leaf herbicide, or insecticides?
- Perhaps a reduced amount of fertilizer can be used with a drop spreader around the ponds, which will help prevent the throwing of fertilizer into the ponds by a rotary spreader.

Thanks for the attention you give this matter; I know you have been working hard to get our ponds healthy.

From: Ron Jones

I would like for you to address the questions Tom has below by clicking "Reply All" so all of us have the answers. I know some of these have been asked and answered previously but with Tom's background (not sure of the title Tom but I believe it is head supervisor of Oakland University Golf Course?) I want him to be updated so he can advise the association along with your firm on the proper procedures.

Thank you in advance for your co-operation.

On Wed, Jan 19, 2011 at 11:57 AM, Steve Searl <[steve@backtonaturellc.com](mailto:steve@backtonaturellc.com)> wrote:

Hello to all,

We at Back to Nature never apply more than five pounds per thousand square in a single growing season. Our spring and fall applications will be in the 3/4 pound per thousand range. summer apps will be more in the 1/2 pound per thousand range. This all changes slightly based on weather conditions.

Soil samples could be helpful. Although with the soil conditions we are working with the recommendations will most likely not favor the ponds.

We will be doing two crab grass application's with dimension crab grass control one will be granular one will be liquid.

We will be doing two broadleaf weed control treatments. These will both be liquid.

The remaining treatments will be dry granular fertilizer with 30% to 50% slow release depending on the weather.

The grub control that we use is merit.

We will do our best to avoid thunder storms but the Brighton area seems to be hit by pop up thunderstorms very often.

Back to Nature doesn't use any drop spreaders do to the problems that occur with stripping. We will be very cautious will applying around the ponds.

From: Tom Schall

Many times when explaining the amount of fertilizer being used, the standard is to refer to it in the amount of actual nitrogen per thousand square feet. This should not be confused with the amount of total fertilizer per thousand square feet. I think the estimated amount of nitrogen that Steve is planning to apply is appropriate for our lawns. And I am sure Steve will adjust the program depending on the lawns growth rate and weather.

Blowing/sweeping any granular fertilizer/pesticide back on to the lawns will reduce the inputs to the ponds through the storm drains. And it will show the residents the proactive stewardship of Back to Nature.

***Kal Ribianszky***

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