
Long Lake / Spring Meadows Homeowners Newsletter

Website: llsmha.org

November 2006

Meet the incoming 2006-2007 Board:

<i>President</i> , Lisa Taylor-Nalette	248-828-1635	<i>Vice President</i> , Sandy Paci	248-813-1611
E-mail - President@llsmha.org		E-mail - Vice President@llsmha.org	
<i>Secretary</i> , Sharyn Dennis	248-879-2680	<i>Treasurer</i> , Roberta Masters	248-879-9175
E-mail - Secretary@llsmha.org		E-mail - Treasurer@llsmha.org	

Board members:

Tom Field, Alex Ignasiak, Richard Kruszewski, Matt Kukla, Rachele Lyngklip, and Ed Masters

Please contact any Board member with your concerns or suggestions.

A MESSAGE FROM OUR INCOMING PRESIDENT - LISA TAYLOR-NALETTE

Hi! Let me introduce myself. My name is Lisa Taylor-Nalette and I am your new Association president. I have the distinct pleasure of heading a Board of wonderful team members. My husband Rob and I have lived in Long Lake Meadows for over 13 years and have raised our three children here. For us, living in "the meadows" has been a true blessing. One of the best things about our neighborhood is the people. I have witnessed many acts of kindness from neighbor to neighbor throughout illnesses, deaths and births, graduations, etc. As a neighborhood, we rock! Please take time to check out the new website, feel free to join in activities, and let me know what you think. Thanks, Lisa.

A MESSAGE FROM THE SECRETARY – SHARYN DENNIS

The minutes from the Annual Homeowners Association meeting held on September 27th are attached for your reference.

A MESSAGE FROM THE TREASURER – ROBERTA MASTERS

Congratulations to Louise Brownlee for being the winner of the dues reimbursement drawing at the annual meeting. Thank you to all who paid your homeowner's dues by that date which made you an eligible participant.

Thank you to the 200+ homeowners who have paid their 2007 dues to date! Your prompt payments were greatly appreciated which made processing more efficient and aided in financial planning for next year. Our account is in good order with a positive balance to cover the Association expenses into the coming year.

If you did not pay your dues by November 1st, a late fee of \$15 was added during November to all outstanding balances. A second mailing will be processed soon with the added fee. Additional charges for registered mail and interest penalties can be avoided by mailing your September 10th statement and a check for \$90 to Roberta Masters, 5327 Cloister Drive. If you have any questions regarding your balance, please call Roberta.

A MESSAGE FROM THE BOARD

Perhaps the most difficult part of our job, as Board members, is to address complaints made by you pertaining to violations of the Association's Bylaws. This year we received complaints in three areas: lawn maintenance, boats/recreational vehicles being stored in driveways, and the presence of sheds on property.

Lawn maintenance. We received complaints regarding overgrown weeds, the extreme length of grass, and the failure to maintain areas between the sidewalk and the street. The City of Troy has ordinances specifically governing these issues. Failure to maintain your property can result in fines being assessed by the City of Troy. Please be a good neighbor. If you need help with lawn/garden maintenance, feel free to contact a Board member who can refer you to a lawn service company or a member of our community who will be able to help you with your exterior maintenance needs.

Boats/recreational vehicles. Pursuant to paragraph 17 of the Building and Use Restrictions: "No inoperative vehicles or commercial vehicles, house trailers or mobile trailers, boats or boat trailers shall be permitted to be parked or stored on any lot in said Subdivision unless such vehicles are parked or stored in a garage on said lot . . ." In other words, please follow the rules and park all boats, boat trailers or any other commercial vehicles in your garage.

Sheds. Paragraph 6 of the Building and Use Restrictions specifically prohibits the presence of sheds. More specifically, the paragraph states that "[n]o structure of a temporary character, trailer, tent, shack, barn or other outbuildings shall be placed on any lot at any time either temporarily or permanently, except a structure to be used by builders for storage of materials during the construction period." If you have a shed on your property, you need to remove it. If you need time to remove an existing shed from your property, please contact the Board to discuss your proposed time line. We appreciate your cooperation on this matter.

MOVING OUT - PROOF OF ASSESSMENT PAYMENT FOR SELLERS

Please note that if you are selling your home in the Long Lake / Spring Meadows subdivision, at closing your real estate agent may require a document from the Board indicating that your annual association dues have been paid. If you require this documentation for your home sale, please contact Roberta Masters. Please provide at least a week to turn around the request to insure that your closing is not delayed.

NEW TO THE NEIGHBORHOOD?

Welcome! Documentation related to the rules of the Homeowners Association (the Bylaws) as well as the Building and Use Restrictions were signed for by the original home buyers at the closing with the developer. It is then the responsibility of the homeowner to pass on this paperwork to any future homebuyer upon sale of the property. If you are new to the neighborhood and did not receive this paperwork, please e-mail Sharyn Dennis who will make arrangements in providing you with the requested information. Also, please be sure to provide Sharyn your contact information; i.e. name, address, home phone number, and e-mail address so we can update our records.

WELCOME WAGON

Through the volunteer efforts of Becky Garity and Sandy Paci, a community Welcome Wagon has been reestablished. If you sold your home or if you would like to participate in the Welcome Wagon, please send an e-mail at WelcomeWagon@llsmha.org. The Welcome Wagon delivers community documentation to our new neighbors.

REGISTER YOUR E-MAIL

Please help us reduce our mailing costs by registering your e-mail address for future communications. Your e-mail address will only be used for Association updates and newsletters. The communication of dues,

annual meetings, and other official Association business will continue to be done through U.S. mail. Your e-mail address will only be available to members of the Board for use in distributing mass mailings. Providing your e-mail will save time and money for the Association. Please register by sending an e-mail to Register@llsmha.org. Provide your name, full home address, and e-mail address. If your e-mail ever changes, please send an update to the Register@llsmha.org.

NEIGHBORHOOD DIRECTORY

A neighborhood directory was published and distributed to homeowners in October. If you did not receive a directory, please contact Sharyn Dennis. The directory was published to be a resource for snow removal, landscaping, lawn services, dog walking, etc., for both subdivisions. Please be assured that the information in the directory will only be distributed to homeowners belonging to this Association. We plan to update and publish the directory on a yearly basis. If you would like to add your name, address, family information, extracurricular activities, etc., to the directory for the next publication, please send an e-mail to Sharyn; and you will be provided a form requesting this information.

INFORMATION

A request has been brought to the attention of the Board to advise all homeowners to monitor the “box” under the postal box by insuring that the box is cleared from flyers, advertisements, newspapers, etc. An empty box will alert those driving or walking in the subdivisions that homeowners want a safe neighborhood.

HOLIDAY DECORATING CONTEST

A decorating contest will be held this year in what we hope will be an annual event. The contest is open to all homes in the Long Lake / Spring Meadows subdivisions and will be judged in two categories. First, the “Chevy Chase” category – lights, camera, action! And second, the “Martha Stewart” category – a display of elegance. One winner in each category will receive a \$25 gift card from Home Depot. Judging will be held on Sunday evening, December 17, by three residents in the Stone Ridge subdivision. GOOD LUCK!



Wishing You and Yours a Happy and Healthy Holiday Season!

Long Lake / Spring Meadows Homeowners Association
Annual Homeowners Association Meeting
September 27, 2006 @ 7:00PM
Wass Elementary School

Board Attendees:

Sharyn Dennis, Alex Ignasiak, Matt Kukla, Rachele Lyngklip, Ed Masters, Roberta Masters,
Sandy Paci and Lisa Taylor-Nalette

Board Members not in attendance:

Tom Field

- 1) Meeting called to order by Rachele Lyngklip at 7:15PM
- 2) **Introductions** of the 2006 Board – R. Lyngklip
 - a) **PRESIDENT:** Rachele Lyngklip
 - b) **VICE PRESIDENT:** Lisa Taylor-Nalette
 - c) **TREASURER:** Roberta Masters
 - d) **SECRETARY:** Sharyn Dennis
 - e) **BOARD MEMBERS:** Tom Field, Alex Ignasiak, Matt Kukla, Roger Labataille, Ed Masters and Sandy Paci
- 3) **LLSM Board Accomplishments for 2006** – R. Lyngklip
 - a) Communications to Association - Newsletter
 - b) Sponsored 4th of July parade, Halloween parade and Road Rally
 - c) Dues collection
 - d) Addressed parkway grass issue with city
 - e) Beautification Day
 - f) Annual Meeting
 - g) Neighborhood Directory
- 4) **Financials:** R. Masters, Treasury Report
 - a) Year in review for 2006 Financials
 - b) Dues drawing for all homeowners who had paid their dues before the September 27th meeting. Person drawn received reimbursement of their 2006 dues.
- 5) **Website** – M. Kukla
 - a) Website address: www.LLSMHA.org
 - b) Website overview and benefits to neighborhood
 - i) Website includes; Contacts, Bylaws, Dues Overview, Welcome Wagon (for new homeowners), Links and FAQs
- 6) **Welcoming Committee** – S. Paci and B. Garity
 - a) Welcoming Committee Overview
 - b) Encourage new neighbors to contact association so they are included on communications and in-the-know about neighborhood activities, etc.
 - c) For more information either visit www.LLSMHA.org or email welcomewagon@llsmha.org for more information

- 7) **Directory** – S. Dennis
 - a) Directory overview
 - b) Directory will continue through 2007, capturing new/revised information on homeowner's mid-2007
 - c) Directories passed out to those homeowners in attendance
 - d) If you did not receive a directory or are new to the neighborhood, either visit www.LLSMHA.org or email the Secretary, Sharyn Dennis, at Secretary@LLSMHA.org

- 8) **Pond Update** – R. Labataille
 - a) Pond overview of maintenance and upkeep for 2006
 - b) The Board plans to maintain and upkeep for 2007

- 9) **Newsletter** – L. Taylor-Nalette
 - a) Newsletters sent out bi-annually with pertinent neighborhood information
 - b) Keep posted for Fall 2006 newsletter coming out in November

- 10) **Neighborhood activities for 2006 and early 2007** – R. Lyngklip
 - a) Road Rally
 - b) December holiday decorating contest
 - c) Easter egg hunt
 - d) Neighborhood garage sale

- 11) **Roundtable and Questions**
 - a) Neighborhood business
 - i) Neighborhood mailbox - replacement
 - (1) R. Lyngklip addressed the neighborhood concern that the board will be looking into the mailbox assessments moving into 2007
 - ii) Neighborhood homeowner lawn maintenance – lawn cutting
 - (1) R. Lyngklip addressed the neighborhood concern regarding lawn maintenance for certain homeowners. R. Lyngklip confirmed that the board will be looking into the ordinances for the City of Troy and our neighborhood so this issue can be addressed further.

- 12) **Volunteer for new 2007 Board Members**

- 13) **Meeting adjourned at 8:15PM**