
Long Lake / Spring Meadows Homeowners Newsletter

Website: llsmha.org

November 2007

Meet your 2007-2008 Board:

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

Board members:

Alex Ignasiak, Richard Kruszewski, Matt Kukla, Roger Labataille, and Rose Anne Laske.

Please contact any Board member with your concerns or suggestions.

A MESSAGE FROM OUR INCOMING PRESIDENT - Lisa Taylor-Nalette

It's a rainy day today and my husband is watching the Spartans. My cat, Jasmine, is racing around trying to get our attention. Soon it will be Halloween, and I am looking forward to seeing the children with expectant eyes checking out the candy I will dish out. My neighbor, Mark, will try and scare them with his costume and his display. This is fall on my street. Our subdivision is filled with great neighbors and friends. People who care about their homes; but first care most about the people in them. No, we don't live in Pleasantville. Sometimes life throws us lemons and challenges we would rather throw back, but as long as we care about each other-life can be good. One of my previous neighbors now resides in California and just lost his home in the San Diego fires. He plans on rebuilding on the same site and part of his strength comes from a close bond with his neighbors. If you don't know your neighbor, introduce yourself. Smile when you walk around the block. Our strength is in our members. God Bless.
Lisa

A MESSAGE FROM THE TREASURER – Roberta Masters

Once again we send a hearty "Thank You" to over 200 homeowners who have paid the 2008 dues in a timely manner! The Board appreciates your commitment to keep our community in a healthy financial state. Please see the 2008 budget below.

Any dues payments received prior to November 1, 2007, will have avoided a \$15 late fee. There is however, a need to remind a few homeowners who are delinquent with annual payments that the Board filed a lien in late September on any property with an outstanding balance from previous years and/or returned checks for non-sufficient funds. This is in standing with the Bylaws and a legal responsibility of the Board; as well as, a necessary step to bring a few residents' financial obligations in line. The cost for filing a lien is \$17 and the removal fee, once dues are brought up to date, is \$14. If you have concerns on whether your account is affected or extenuating circumstances that the Board should be aware of, please contact me at the above phone number.

On a cheerier note, congratulations are in order to Sue Shereda who won the \$50 gift card to Home Depot and to Mohammed Siddiqui as the recipient of the \$75 dues reimbursement drawing. Both attended the September annual meeting at Wass Elementary which must have brought them very good luck!

Estimated Expenses/Budget 2008

	2005	2006	2007	2008
Insurance	\$2,037.00	\$2,629.00	\$4,000.00	\$4,000
Lawn Mowing (28 @ \$257)		\$6,860.00	\$7,015.00	\$7,280
Community Relations*		\$300.00	\$350.00	\$550
Landscaping	\$466.00		\$300.00	\$350
Pond Care	\$375.00	\$3,350.00	\$2,000.00	\$2,000
Beautification Day				\$500
Mailings/Office	\$240.00	\$600.00	\$600.00	\$1,200
Website			\$150.00	\$150
Total		\$13,944	\$15,380.00	\$16,030
*2 parades, directory, Ice Cream Social Road Rally, Homeowner's Annual Meeting				
	Carry over		\$14,852.71	\$18,381
Standard Fee 152 Houses @ 75.00 (74 houses paid to 9-22-06)			\$11,400.00	131 X 75 (95 pd 9/24) \$9,825
	Working Capital		\$26,252.71	\$28,206
	Estimated Costs		(\$15,380.00)	(\$16,030)
Estimated Money- Reserve end '07			\$10,872.71	Reserve 2008 \$12,176

ANNUAL MEETING

Attached are the minutes from the Homeowners Annual Meeting on September 26. If you have any questions, please e-mail a member of the Board. At the annual meeting, two volunteers came forward, Rose Anne Laske and Roger Labataille. If you were unable to attend the meeting and are interested in being a member of the Board, please send an email to the president at President@llsmha.org. We are looking for additional Board members; we also have the secretary position on the Board open.

A MESSAGE FROM THE BOARD

Perhaps the most difficult part of our job, as Board members, is to address complaints made by you, the homeowner, pertaining to violations of the Association's Bylaws. For the past few months, we received complaints regarding homeowners who do not satisfactorily maintain the exterior of their house.

Included in the Long Lake / Spring Meadows "Building and Use Restrictions" is to insure each home is up to par. For example, shutters that are not maintained (either missing or in need of repair and paint) or sheds in the yard. Homeowners are responsible for properly maintaining the exterior of their homes. Also, to state from the City of Troy - Section PM-304.0 Exterior Structure of the Building Officials and Code Administrators of The BOCA Property Maintenance Code/1993:

"PM-304.5 Exterior Walls. All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration."

This image adds blight to the subdivision's "personality" and has a negative impact on home values. Please take the corrective steps necessary to repair, replace, or even place a fresh coat of paint to the appearance of your home; so we, as a neighborhood, can appreciate the homes that we live in, as well as, the view.

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.

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 the vice president who will make arrangements in providing you with the requested information. Also, please be sure to provide vice president your contact information; i.e. name, address, home phone number, and email address so we can update our records.

WELCOME WAGON

Through the volunteer efforts of Becky Garity and Sandy Paci, a community Welcome Wagon is ongoing. 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 this information 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. The website contains information about the Association, the Bylaws, Board member contact information, and other useful comments about upcoming events.

UPDATE TO WEB SITE - www.llsmha.org

The Board has received numerous requests to advertise with the community. A nominal fee will be charged for advertising with the intent of offsetting web hosting charges. The fees for advertising will be \$5 per calendar year for minors (advertising babysitting, yard work, shoveling, dog walking, etc.) For adults and businesses, the charge will be \$10 annually. In exchange for the fee, the sponsoring businesses will be displayed on the website and also within the Newsletters. If you are interested in advertising, send an e-mail to Webmaster@llsmha.org. Advertising will be limited to businesses associated with our residents and businesses contracted by the association. Please patronize businesses within the community.

WANTED – YOUR CREATIVITY!

The Board is sponsoring a contest in the selection of a logo and a slogan. The selected logo and slogan will be used to identify the Association, and will be used in Newsletters, signs, directory, web site; and any correspondence sent from the Homeowners Association. Please submit your suggestions via e-mail to Contest@llsmha.org. Please put the word CONTEST in the subject field. The Board is requesting all submissions be received no later than January 31, 2008.

ROAD RALLY

On the evening of Saturday, November 10, all are welcome to join in the Wass Subdivisions' Road Rally. Please register ahead. If you plan to register or just have questions, please contact Margaret Burchi at (248) 879-0521.

HOLIDAY DECORATING CONTEST

By popular request from the first successful holiday decorating contest in 2006, we will have a decorating contest again this year in what we hope will continue to 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 "a good old fashion holiday." And second, the "best holiday theme." One winner in each category will receive a \$25 gift card from Target. Judging will be held on Sunday evening, December 16, by three residents from the Stone Ridge subdivision. GOOD LUCK!

EASTER EGG HUNT

Mark your calendar: tentatively scheduled for Saturday, March 15, 2008. Look for further details in the Spring Newsletter or web site.

Wishing You and Yours a Happy and Healthy Holiday Season!



LONG LAKE / SPRING MEADOWS HOMEOWNERS ASSOCIATION
2007 Homeowner's Association Annual Meeting
Wednesday, September 26, 2007 @ Wass Elementary School
Minutes

I. Call to Order:

Vice-President, Sandy Paci, welcomed 21 homeowners to the annual meeting at 7:12 p.m. Board members present: Matt Kukla, Alex Ignasiak, Roberta Masters. Thank you to those residents who attended the meeting.

II. Reports: Sandy Paci reviewed the agenda for the evening and proceeded with reports;

Accomplishments: Sandy Paci showcased the Boards 2007 activities of building the website, sponsored 2 parades and Road Rally, ongoing Welcome Wagon, Beautification Day, neighborhood garage sale, holiday decorating contest, initiate installation of new mail boxes in Spring Meadows.

Treasurer's Report-Roberta Masters presented the updated balance sheet for 2007 which explains revenue and expenses. Seventy-four (74) homeowners have paid the 2008 dues to date. There are approximately 225 total residents. Insurance premiums and lawn care are the greatest expenses. A special assessment will be sent to the homeowners in Spring Meadows for mailbox replacement. The signature petition supports this activity and the approximate cost is \$200 per household. The work to replace the posts will begin in October and will be provided by Lawrence Kass.

Mailbox Update: Discussion continued by residents requesting repair or replacement of the mail boxes in Long Lake Meadows. The board will address this item if necessary, after the current project is completed and paid for by those residents affected.

Website Update- Matt Kukla reviewed the purpose of the website which is to preserve history of the homeowners Association and as a means of communications. Board members can be contacted through the website, plus 5 different versions of the bylaws and a map of the subdivision are available too. (www.lismha.org).

Welcome Wagon-Sandy Paci and Beck Garity greet new neighbors as welcome wagon hosts. Please notify either on the website if you know of someone who has moved in recently.

Reminder: a two week notice should be given to the treasurer from those who request a report for closings or refinancing. It must assure that dues are paid to date and the property is free of any lien.

III. New Business Round Table:

Discussion for 2007-08: Logo contest which portrays the Long Lake/Spring Meadows Homeowners Association in a positive light and can be used on any communications; road rally, holiday decorating contest, spring egg hunt, block party. Items for the Board agenda are: advertising through the website and newsletter, new directory for 2008, logo contest guidelines, holiday contest categories.

IV. New Board Members 2008

Two new members stepped forward to take on the duties of the board. Welcome to Rose Anne Laske and to Roger Labataille who is returning to serve on the board again. There are still a couple openings, so if you would like to contribute your talents to our neighborhood community, please contact President, Lisa Nalette at 248.828.1635.

V. Special Activities: Sue Shereda was selected from the attendees to receive a special \$50 gift card to Home Depot and Mohammed Siddiqui will receive a dues reimbursement for the dues drawing 2008. Congratulations to both!

VI. Adjournment

The meeting adjourned at 7:59 p.m.

Respectfully submitted,

Roberta Masters