

# Spring Meadows / Long Lake Homeowners Association Newsletter

Web Site: [www.llsmha.org](http://www.llsmha.org)

November 2008

Meet your 2008-2009 Board:

<i>President</i> , Lisa Nalette	248-828-1635
Email - <a href="mailto:president@llsmha.org">president@llsmha.org</a>	

<i>Vice President</i> , Sandy Paci	248-813-1611
Email - <a href="mailto:Vice President@llsmha.org">Vice President@llsmha.org</a>	

<i>Secretary</i> , Mary Tsacoumangos	248-879-2369
Email - <a href="mailto:Secretary@llsmha.org">Secretary@llsmha.org</a>	

<i>Treasurer</i> , Anne LaPine	248-689-1087
Email - <a href="mailto:Treasurer@llsmha.org">Treasurer@llsmha.org</a>	

Board members: Tom Field, Alex Ignasiak, Richard Kruszewski, Matt Kukla, Greg Larson, Roger Labataille, Roberta Masters, and Faris Qussar. Please contact any Board member with your concerns or suggestions.



Front row: Anne LaPine, Mary Tsacoumangos, Lisa Nalette, Sandy Paci. Back row: Tom Field, Matt Kukla, Roberta Masters, Richard Kruszewski, Roger Labataille. Not available for photo: Alex Ignasiak, Greg Larson, Faris Qussar.

## A MESSAGE FROM OUR PRESIDENT - Lisa Nalette

As I begin my third year as president, I am acutely aware of how fast time flies. It is hard to believe that I have lived here for 16+ years. When my husband and I moved our family here, we understood that we would be part of this community of homes and homeowners. We knew that we would be part of an association that had bylaws and restrictions -- documents to help us live in harmony. Not to take away our individuality, but to give us a set of guidelines that we all agreed to live by. The covenant that we signed in 1992 still ties our lease to those bylaws. Now 17 years later, it has become known that by no fault of anyone in this community, but because of incomplete legal documents, the home we live in is not "actually" part of the SMLLM Homeowners Association. This surprise was at first shocking and saddened me. As the Board's journey through this quagmire continues, I have begun to realize that this is all just "legal mumbo jumbo."

We need you to be patient with us as we continue to straighten out the legal documents and to be ready to help us as we come to you with revised and clarified documents. The Board needs this community to walk along with us on this path, so that we can come out as the group we were intended to be. Thank you for your support.

-Lisa

## A MESSAGE FROM THE TREASURER – Roberta Masters

Congratulations to the LaPine family for being the winner of the dues reimbursement drawing on September 24<sup>th</sup> at the annual meeting. Thank you to all who paid your homeowner's dues by that date which made you an eligible participant. It is a pleasure to acknowledge payments in a timely manner.

To date, 164 homes out of 185 have paid the 2009 assessment fee. The minutes from the annual meeting indicates why there is a change in the number of homes which received dues assessments for the coming calendar year. 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 for 2009.

If you have not paid your dues by the time you receive this Newsletter, a late fee of \$15.00 will have been added during November to all outstanding balances. It is the fiduciary responsibility of the Homeowners' Board to assess fees and file liens on properties which do not maintain paid dues and special assessments in a timely manner.

Additional fees for registered mail and interest penalties can be avoided by mailing your statement and check for \$90.00 to Roberta Masters, 5327 Cloister Drive. If you still owe for the 2007 mailbox assessment for homes in the Spring Meadows portion, please forward the \$198.25 to avoid a lien being placed on your property. If you have any questions regarding your balance, please call 248-879-9175.

## **ANNUAL MEETING**

Attached to the Newsletter are the minutes from the annual meeting. If you have any questions pertaining to the minutes, please email a member on the Board. At the annual meeting, five volunteers came forward: Tom Field, Anne LaPine, Greg Larson, Faris Qussar, and Mary Tsacoumangos. We welcome back Tom to the Board. If you were unable to attend the meeting and are interested in being a member on the Board, please send an email to the president. We are looking for additional Board members.

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

## **WELCOME WAGON COMMITTEE**

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 email at [WelcomeWagon@llsmha.org](mailto:WelcomeWagon@llsmha.org). The Welcome Wagon delivers community documentation to our new neighbors.

## **REGISTER YOUR EMAIL**

Please help us reduce our mailing costs by registering your email address for future communications. Your email 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 the U.S. mail. Your email 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 email to [Register@llsmha.org](mailto:Register@llsmha.org). Provide your name, full home address, and email address. If your email ever changes, please send an update to the [Register@llsmha.org](mailto:Register@llsmha.org). The website contains information about the Association, the Bylaws, Board member contact information, and other useful remarks about upcoming events. THINK GREEN!

## **UPDATE TO WEB SITE**

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 email to [Webmaster@llsmha.org](mailto: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.

## **HOLIDAY DECORATING CONTEST**

Since 2006, the subdivision has conducted a holiday decorating contest. We received great reviews from the previous contests and we will have the contest this year. The contest is open to all homes in the Spring Meadows / Long Lake Meadows subdivisions. For the past few years, we have had "decorating categories." A slight twist this year: no category. Judging this year will be based on the "best decorated" home. If your home received an award in 2007, you are exempt this year. Three winners will be named and each will receive a \$25 gift card from Target. Honorable mentions will be noted in the web site and in the spring edition of the Newsletter. Judging will take place on Sunday evening, December 14. Three residents from the Stone Ridge Subdivision will be identified and will be the judges. GOOD LUCK!

**Wishing You and Yours a Happy and Healthy Holiday Season!!**