
Spring Meadows / Long Lake Meadows Homeowners Newsletter

Web Site: llsmha.org

April 2009

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Tom Field, Alex Ignasiak, Richard Kruszewski, Matt Kukla, Roger Labataille, Greg Larson, and Faris Qussar

A MESSAGE FROM THE PRESIDENT – LISA NALETTE

The LLSM Board is continuing to work on cleaning up the documents and consolidating our group. We are also working on bringing our Association up to date in a “techno world” by improving the web site and moving most of our documents into electronic files readily accessible for future boards. We have decided that replacing the mail boxes will be delayed for a while due to the current economy. The Board often discusses possible solutions for the aging boxes that are falling apart. We are in need of a reliable handyman to patch up some of the worst boxes. If you know of anyone, please refer them to our web site. If your mail box is in need of repair, we thank you for your patience as we work on a plan for repair and replacement.

We have seen some recent home sale activity in the subdivisions. Please let the Welcome Wagon (welcomewagon@llsmha.org) know if someone moves in next to your home or even down the street so that we can welcome our new neighbors. If you are new, WELCOME to a great neighborhood! (Please refer to the section in the Newsletter on “*Neighborhood News*” for additional information regarding the Welcome Wagon.) If a home is empty near you or you are aware that the home is now in foreclosure, let the Board know so that we can keep “an eye” on the property.

Let me know what you think at president@llsmha.org.

HAPPY SPRING!

-Lisa

A MESSAGE FROM THE TREASURER – ROBERTA MASTERS

Reminder notices were sent the week of March 23 to all homeowners who have outstanding balances. The most recent report to the homeowners’ Board indicates that three houses have outstanding charges for the mail boxes which were installed in the fall of 2007. According to the Association By-laws, a lien is to be placed on these homes if the balance is not cleared by April 30. There are 14 homes that have overdue accounts for the annual dues assessment including a late fee. These too are due by April 30 to avoid a lien filing.

Please note that while the Board encourages all homeowners to bring accounts up to date to avoid additional fees, it also recognizes these challenging economic times which may be affecting our neighborhood families. If that is the case, please contact the treasurer so that special payment arrangements can be made.

The Board appreciates everyone’s efforts to work together to keep our Association solvent and able to pay bills on time. The maintenance, liability insurances, and upkeep are necessary responsibilities which enhance the value of each and every home. By each doing our part, our community will remain strong and vital for the future.

As a final reminder, please allow sufficient processing time of at least one week to clear all files for bank closings. Thank you for your assistance.

2008 HOLIDAY DECORATING CONTEST

The Board asked three teachers from Wass Elementary to judge the homes in the Spring Meadows / Long Lake Meadows subdivisions for the holiday decorating contest, which was conducted on Sunday, December 14th. The contest did not have any categories and judging was based on "best decorated." The judges had a very tough decision in deciding which home was "the best." So, a three-way tied was announced. The winners: the Burlas family who live at 5076 Julian Dr.; the Lochners family, who live at 5334 Cloister Ct.; and the Tsacoumangos family who live at 5335 Standish. Check out the pictures of the winners' home on our web site. To the right on the homepage under "Latest News", you will see a link to the article and pictures. Each winner received a \$25 Target gift card. Congratulations to all **Holiday Decorations Winners!** A big "thank you" to all who made the holiday season more festive by decorating!

NEIGHBORHOOD NEWS

Fences and sheds - One of the very nice things about our neighborhood is that 99 percent of the homeowners follow the Building and Use Restrictions 99 percent of the time. Only a few homeowners who "slipped under the wire" many years ago when the Association was formed violated the Use Restrictions with a fence around their backyard or with a free-standing shed. Some homes have wrought iron fences surrounding their pool. This is due to the city ordinance for fencing around pool structures which overrides the rules of our Association. This is the only exception. Please continue to honor your Building and Use Restrictions so that we may all continue to enjoy living in a beautiful subdivision free of barriers and unattractive structures.

New to the neighborhood - *Welcome!* Documentation related to the rules of the homeowners association (the By-laws) 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 secretary who will make arrangements in providing you with the requested information. Also, please be sure to provide our webmaster at register@llsmha.org with 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 is available. Questions or comments regarding the Welcome Wagon can be directed to welcomewagon@llsmha.org. The Welcome Wagon delivers miscellaneous documentation pertaining to the Association.

Keep eyes and ears open - Please continue to monitor the "box" under the postal mail 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--all part of the "neighborhood watch." If one of these unattended mail boxes is in your cluster, perhaps a knock on the "guilty" home will alert them to oversee the box.

Moving out - 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. This is commonly referred to as "proof of assessment payment for sellers." If you require this documentation for your home sale, please contact the treasurer. Please provide at least a week to turn around the request to insure that your closing is not delayed.

Door-to-door sales people - Please be aware of the "fly-by-night" individuals soliciting the work they "do"; for example, windows, roofing, tree service, etc. Do your homework before you sign any contract or payment as it may save you agony and disappointment in the long run.

Lawn maintenance - For the last 11 years you have noticed the well manicured areas around the retention pond, the entrance to the subdivisions, the cul-de-sacs, and along Long Lake. And we have Frank Easlick to thank. Frank is the owner of Sterling Industrial Maintenance, LLC. If you would like to be relieved of the chore of lawn maintenance or landscaping, give Frank a call. You can reach Frank on his cell phone at 586-484-1792 or send him an e-mail at easlifr@lc-ps.org.

Note: While the Board is not necessarily endorsing any particular service it contracts, we did want to extend this opportunity if you need any yard work done at your home. It is mutually beneficial if we are able to support our vendors with additional business as reward for their excellent service.

WEB SITE UPDATE

Our Association web site (www.llsmha.org) continues to grow. If you've never viewed it before or it's been a while, please take a moment to click through the many "pages." The web site is intended to provide several functions to our community: a means of keeping up on current events, a reference for homeowners needing information about community functions and documents, a link to the Board of Directors, and a resource of providing a historical archive of the community.

Speaking of the last function of the web site--a historical archive--we are interested in capturing as much of our Association history electronically as possible. To that end, we have a couple boxes worth of documents we would like to scan and store electronically. If you have a means to efficiently scan documents to an electronic media and are willing to donate your time, please contact a Board member for more details. Creating an electronic copy of our key documents will insure them are preserved as an artifact for the community.

Likewise, please review the online archives for our community. If you find that you have Association documents that are not listed on our site, please contact the Board so we can insure they are added to our archive as well.

We are always interested in providing more value to our community through the web site. If you have any suggestions to add content or improve the homeowner's experience, please let us know via e-mail at webmaster@llsmha.org or contact a member on the Board.

Register your e-mail - The number of homes registered to date is 31 percent and the goal is 100 percent. Please help us reduce our mailing costs by registering your e-mail address at register@llsmha.org. Your e-mail address will only be used for Association updates and newsletters and will only be available to members of the Board for use in distributing mass mailings. The communication of dues, annual meetings, and other official Association business will continue to be done through the U.S. mail. Provide your name and full home address as this information will save time and money. If your e-mail ever changes, send an update to register@llsmha.org.

Advertise with us - Please consider advertising your own business or service on the community web site. For \$10 a year (\$5 for kids) you can add your information with a link to our Marketplace. Babysitting, lawn care, home repair, whatever it may be, get the word out through us! Be sure to support our community by checking regularly for local merchants and service providers at http://www.llsmha.org/Community_Marketplace.html. We would like to thank Mark Petty for advertising with us:

Mark Petty - private music instruction for piano, percussion and brass
5180 Standish, Troy, MI 48085
Contact Mark via phone at 248-854-2419 or e-mail at zenithbrass@gmail.com

UPCOMING ACTIVITIES

Beautification day - Whether you have or don't have a green thumb, put on your dungarees and join the Board at this year's beautification day – Saturday, May 16. Mark your calendar and join your neighbors in an effort to improve the entryways and islands in the cul-de-sacs. Bring your tools and garden gloves and meet the "landscape artists" at 8 am at the pond entrance on Crowfoot Drive. The more people who show up, more tasks can be accomplished in a shorter span of time. With just a couple of hours work, the community will have beautiful landscaped areas to enjoy year around! Donuts and beverages will be provided to those who come. Direct your questions to Lisa Nalette.

Garage sale - In keeping with the true neighborhood spirit, associations within one square mile (this includes the Spring Meadows / Long Lake Meadows subdivisions) have scheduled the biannual garage sale. This year's garage sale has also been scheduled on Saturday, May 16. Now, it's not too early to begin to find a new home for your old relics located in the attic, basement, or even in the garage!

Patriotic parade - On Saturday, July 4, at 10 am the parade begins at Wass Elementary School and winds through the subdivision to celebrate America's birthday. Wear your true American colors -- red, white, and blue!! Decorate your bike or plan to walk behind the fire truck.

UPCOMING ACTIVITIES (Continued)

Ice cream social - The date for this year's ice cream social has not been confirmed. Details will be posted on the web site as soon as they become available.

Homeowners annual meeting - This year's meeting has been scheduled on Wednesday, September 23, at 7 pm, and will be held in the Media Center at Wass Elementary School. The meeting will give the Board the opportunity to look back at the past year's accomplishments, review expenses over the past year, detail the Association's full financial picture, and answer questions or concerns. Feel free to reach out to a member of the Board with your inquiries. Hope to see you there!

Halloween parade - The parade is scheduled for Sunday, October 25, at 2 pm. Meet in front of Wass Elementary School where the parade will begin. Additional details will be posted on the web site as soon as they become available.

Road rally - Details for the annual event have not been confirmed at this time. In previous years, the event has been scheduled toward the end of October or the first part of November. Watch for details via a flyer that will be distributed in your mail box. Details will be posted on the web site as soon as they become available.

MISCELLANEOUS

Remember, the web site will contain the latest information regarding the activities noted above as well as new ones. If you don't have access to a computer, don't be bashful in calling a member of the Board and inquire as to the "*what's happening in the subdivision.*" As always, the Board welcomes the input and assistance of the entire Association. Feel free to reach out to the Board through the e-mail address listed on the first page of the Newsletter or give them a call.

