
Long Lake Meadows/Spring Meadows Homeowners' Association

NEWSLETTER

Web Site: www.llmsmhoa.org

April 2013

MEET YOUR BOARD

Matt Kukla, Sandy Paci, Barb Vleko, Frank Faron, Jim Gabrysh, and Greg Holt. Becky Garity has volunteered to be on the "Welcome Wagon" committee. Andre Wodrich and his wife Lori have volunteered to assist the Board when the need arises. Alex McGregor was elected to be on the Board based on the voting ballots from the Annual Meeting held in November 2012. Alex submitted her resignation in March 2013.

President@llmsmhoa.org Vice-President@llmsmhoa.org Treasurer@llmsmhoa.org Secretary@llmsmhoa.org	Webmaster@llmsmhoa.org WelcomeWagon@llmsmhoa.org Register@llmsmhoa.org
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ANNUAL MEETING

The minutes from the meeting held on November 12, 2012, are attached. Please direct your questions, comments, or inquiries to the President via email. If you prefer, you may send a note to the Long Lake Meadows/Spring Meadows Homeowners' Association, P.O. Box 1764, Troy, MI 48099-1764.

ASSOCIATION NEWS

New to the neighborhood - Welcome!! For your reference, please visit the Association's web site. Our web site provides easy and convenient access to all Association's documents and its Board. In addition, you will find useful information and answers to calendar events, annual dues, annual meetings, up-to-date messages from the Board, and FAQs. Established homeowners will find the web site useful, too.

Register your email - The number of homes registered to date is 61 percent and the goal is 100 percent before the third quarter of 2013. In an attempt to increase communication and to reduce costs, we ask all new homeowners to send an email to register@llmsmhoa.org and provide the information noted below so our records can be updated. For established homeowners, if any of the information noted below has changed, please send an email to register@llmsmhoa.org. Personal information as well as email addresses are not published. The communication of annual dues, annual meetings, and other official Association business will continue to be handled through the U.S. mail. Think Green!

1. Property owner's name/s on title (and occupant names, if different)
2. Property address and mailing address (if different)
3. Best contact telephone number
4. Best contact email address(es)

Welcome Wagon - Through the volunteer efforts of Becky Garity and Sandy Paci, a community Welcome Wagon has been reinstated. Questions or comments regarding the Welcome Wagon can be directed to WelcomeWagon@llmsmhoa.org. If you prefer, you may send a note to the Association's mailing address.

ASSOCIATION NEWS (Concluded)

Seeking volunteers - Members on the Board are all homeowners who have volunteered to help manage and maintain our neighborhood. In order to reduce costs, please consider joining the Board or offering to help with Association's activities. The best method to contact someone on the Board is by email or you may send a note to the Association's mailing address.

Account statements - We still have a significant amount of homeowners who are delinquent in paying their account statements for the current Fiscal Year and/or the past couple of years. Please contact the President and let us know how the Board can assist in payment arrangements. Our goal is to work with everyone. We understand that trying times may be continuing to some homeowners; and responsibilities to the Association will often take a backseat to more personal, important issues.

Moving out of the subdivision - Please note that if you are selling your home, before or at closing, your attorney or real estate agent may require a document from the Board indicating that your annual dues are current. 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 by email or you may send a note to the Association's mailing address. Please allow at least one week to clear all files for bank closings.

NEIGHBORHOOD NEWS

City ordinances - Please remember that all homeowners are to comply with the ordinances the City of Troy has established. Noted below are common violated issues homeowners have provided to the Board. The excerpts are from the Code Enforcement FAQ section of the City of Troy web site. Please note that a complete list of questions and answers on these topics, as well as other code enforcement topics, can be found in the City of Troy web site at troy.mi.gov/Resources/FAQ.

How often do I have to cut my grass? - Lawn grass and weeds must not exceed 10 inches in height. Cutting tall lawns and grasses located between private property lines and roads is the responsibility of the adjacent property owner.

How early can I put my garbage out for pick up? - Garbage, recyclables, and recyclable yard waste should be placed at the curb no sooner than 5 pm on the preceding day. Containers should be removed as soon as possible, but no later than 24 hours after pickup.

Can I store a recreational vehicle outside on my residential property? - In residentially zoned districts, recreational vehicles can be stored anywhere on the property for up to a 48 hour period.

Can I put out signs advertising my garage sale? - Garage/yard sale signs are allowed on private property subject to certain limitations.

Where and when can I place off-site signs advertising my house for sale? - Open House/House For Sale signs are allowed on private property subject to certain limitations.

It is almost that time of year when the lawn mowers will be out in full force. Please note that homeowners, as well as private services who maintain the lawns of homeowners, should not leave grass clippings in the street. The clippings will have an adverse effect on the retention pond by clogging the system.

NEIGHBORHOOD NEWS (Concluded)

Retention pond - A concern was raised at the Annual Meeting whether the sand bags near the grate will be replaced due to the condition of the bags. Lake Pro, the company who has been contracted for 2013 to provide service to the pond, worked on this issue when the grate was cleaned at the end of the 2012 season. Lake Pro will recheck the grate and the sand bags when the first water treatment is completed the first week of May. Many have noticed the water level in the pond is quite low and this was due to the unpredictable and very warm weather and algae growth in mid-year 2012. We can only hope for better weather in 2013 to prevent the issues that arose in 2012.

Lawn maintenance - We have resourced the lawn maintenance for the pond area and common areas to a new vendor for 2013. The new vendor has provided the Association a very competitive price which is saving the Association money compared to the previous vendor. We are excited to be working with Braniff Landscape.

Mulch - The Board has worked with Braniff Landscape on a special offer on mulch to homeowners in the Long Lake Meadows 1 and 2 and Spring Meadows subdivisions. Braniff Landscape will distribute a flyer in the "newspaper box" (located under the postal mail box) with all the details. Homeowners who place an order with Braniff Landscape will work directly with Braniff. The Board will not be involved in this transaction.

Keep eyes and ears open - Please continue to monitor the newspaper box by insuring that the box is continued to be cleared from 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."

Door-to-door sales people - It's that time of year when homeowners are looking to "spruce up" their homes. Please be aware of the "fly-by-night" individuals soliciting the work they "do"; for example, window cleaning, roofs, tree service, etc. Do your homework before you sign any contract or payment as it may save you agony and disappointment.

Japanese beetles - Attached is an article from The Ohio State University Extension Bureau. The Fact Sheet contains valuable information titled "Control of Japanese Beetle Adults and Grubs in Home Lawns."

WEB SITE

Feedback - We are always interested in providing more value to our community through the web site. If you have suggestions to add content or to improve the homeowner's experience, please let us know via email at webmaster@llsmhoa.org. You may also send a note to the Association's mailing address.

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 Community 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.

Latest info - Be sure to visit the web site frequently to insure you have the latest information regarding the activities noted in this Newsletter and what is new since the issuance of the Newsletter. As always, the Board welcomes your input. Feel free to reach out to the Board at any time.

UPCOMING ACTIVITIES

Garage sale - This year's garage sale is scheduled on Saturday, May 18. Refer to the attached flyer for additional information.

Halloween parade - On Sunday, October 27, the ghosts and goblins will arrive! Join your fellow Stoneridge 1 and 2 spooky characters at Wass Elementary. The Troy Athens High School band will begin playing music at 1 pm. The parade is scheduled from 1:30-3:00 pm.

Annual meeting - While the date for this year's meeting has not yet been confirmed (need to wait until September per the Troy School District), we are targeting the meeting for either Tuesday or Wednesday, November 5 or 6. We will begin the meeting at 7 pm; location to be announced when the date is confirmed. The meeting will give the Board an 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.

As this is your meeting--the homeowners--we would like to reformat the agenda based on feedback from the homeowners. We would like to schedule a guest speaker for the meeting (i.e. someone from the police department to talk about security). If you have suggestions regarding guest speakers, send an email to the President or send a note to the Association's mailing address. Once the date and location has been confirmed, information regarding the annual meeting will be mailed to each homeowner and will be posted on the web site.

Holiday decorating contest - This year's holiday decorating contest is scheduled on Saturday and Sunday, December 21 and 22. Look for a flyer in the newspaper box in early December with all the particulars.

Congratulations to the 2012 winners who received a \$25 gift card: Jeffrey and Erma Harden on Saffron Court for the best decorated wreath and Marino and Susan Burla on Julian Drive for the best light display.