
Long Lake Meadows/Spring Meadows Homeowners' Association

Website: llmsmhoa.org

2016 Newsletter

MEET YOUR BOARD for 2016

Barb Vleko, Bruce Davis, Frank Faron, Grover Easterling, Jeff Harden, and Sandy Paci

Noted below is the list of Board members and corresponding email address you can use to reach them. When communicating with Board members, please be sure to provide your name, address, and phone number to improve the turnaround time on your request. Please note that this is an all-volunteer Board; and while emails are checked as frequently as possible, it may take a day or two to reply. We appreciate your patience.

<u>Position</u>	<u>Name</u>	<u>Email Address</u>
President	Sandy Paci	president@llmsmhoa.org
Vice-President	Jeff Harden	vice-president@llmsmhoa.org
Treasurer	Barb Vleko	treasurer@llmsmhoa.org
Secretary	Grover Easterling	secretary@llmsmhoa.org
Website	Matt Kukla	webmaster@llmsmhoa.org
Welcome Wagon	Becky Garity	welcomewagon@llmsmhoa.org

For written communications, you may also correspond with the Board at the address noted below. Please plan on additional time for a response from the Board on any written correspondence.

Long Lake Meadows/Spring Meadows HOA
P.O. Box 1764, Troy, MI 48099-1764

HOMEOWNERS

As a recipient of this Newsletter and any correspondence from the Long Lake Meadows/Spring Meadows Homeowners' Association, you are considered a member of the Association. Please note that you are bound by the contents of the Association documents.

ANNUAL HOMEOWNERS MEETING - 2015

A "thank you" goes out to those who attended the 2015 Annual Meeting, which was held on November 9th at Wass. The minutes from the meeting are attached for your reference. Please direct your questions, comments, or inquiries via email to the President. Or if you prefer to send a note, please use the address shown above. Beginning in 2015, the Troy School District charges an hourly rate and an "administrative fee" for reserving the LGI Room at Wass. The Association incurred an expense of \$100. Going forward, the budget will reflect this additional expense as well as a forecasted expense.

DECEMBER HOLIDAY DECORATING CONTEST - 2015

The winners and honorable mentions of the holiday decorating contest are listed below. Each winner received a \$25 Visa gift card. A big "thanks" to all in our community who decorated for the Holidays! We continue to be amazed at the decorations, and we know it brings a smile to everyone! Congratulations to the winners:

Lights

Winner: Terry & Mary Belter, 5244 Saffron Drive

Honorable mention: Andres & Lori Wodrich, 5141 Julian

Wreaths

Winner: Michael & Barbara Buchanan, 2314 Tucker

Honorable mention: Gary & Beth Rajter, 5351 Crowfoot Drive

DTE TRIMMING

DTE did an analysis of the area on the east side of the retention pond; and DTE advised the Board that, at this time, neither the trees nor branches cause any hazard near the wires. Therefore, no trimming or cutting will be done.

TREASURER'S UPDATE

The Board expresses appreciation to those who paid the 2016 annual dues in a timely manner, which made processing more efficient and aided in financial planning for next year. With spring in full bloom and the need to clean up the debris from winter's blast, it also reminds us all to "spruce up" or "spring clean" our homeowners' financial records. A few accounts need a bit of cleaning up since funds were received after the due date or delinquent for a number of years.

As a reminder, the annual homeowners' statements are mailed on December 1st. Payment is expected by January 31st of the following year and is appreciated prior to January 31st. Any homeowner who has not paid their dues by April 1st will be assessed a 9 percent late fee on their current balance. The 9 percent late fee is consistent with the LLMSMHOA documents. If you have questions regarding your balance, please contact the Treasurer via email or written communication.

The additional effort of an all-volunteer Board and extra expense necessary to follow up on delinquent payments provides no value to the community. In addition, when annual dues are determined, it is based upon the assumption that all homes in the Association will pay their dues. Non-payment of dues adds to the burden of the paying homeowners, creates additional work for the Board, and undermines the very concept of this Association of shared responsibility.

While expenses have been consistent with the approved 2016 Budget, the Board continues to be diligent in performing fiduciary responsibilities for all homeowners by collecting any outstanding annual dues and mailbox assessments from the homeowners in Spring Meadows (fall 2007). The Board cannot, unfortunately, assume all homeowners will pay dues (including special assessments). This issue has a major impact on the budget. All homeowners in the Association have an obligation to pay annual dues and special assessments, if applicable, and in a timely matter. It is unfair to those responsible homeowners who do pay on time and subsidize the others. It is for this reason that late fees have been instituted and enforced along with the Board's obligation to place a lien on the property of delinquent homeowners.

As communicated to all homeowners in yearly Newsletters and at annual meetings for a number of years, while the Board encourages all homeowners to bring accounts up to date to avoid additional fees and liens, 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.

As noted on the 2015 Budget Expense and 2016 Budget Report, which were presented and approved at the November 9th Annual Meeting, a number of "maintenance" undertakings are scheduled in the next few years. Without timely receipts of payment by all homeowners, the tasks are delayed.

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.

A MESSAGE FROM THE BOARD

Perhaps one of the most difficult parts of a Board member is to address complaints made by homeowners pertaining to violations of the Association's Bylaws. In recent months we received complaints in the areas noted below and would like to bring to your attention:

Lawn maintenance. In mid to late lawn mowing season, we receive 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 or 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 may be able to help you with your exterior maintenance needs.

Whether it is the homeowner or the homeowner's lawn service provider, please do not leave grass, clippings, or piles of leaves, etc., in the street. When water comes in contact with the clippings, everything drains into the retention pond, which could lead to additional expenses at a later date.

Regular refuse collection reminder. The subdivision's scheduled collection day is Tuesday beginning at 7 am until the route is completed. Refuse should be placed at the curb no sooner than 5 pm on the preceding day; in this case, Monday. Containers should be removed as soon as possible, but no later than 24 hours after pickup.

Trespassing. It could happen when children get picked up or dropped off from the school bus, and due to the bus "drop off" location, the children walk in-between houses in lieu of walking around to their respective street. In addition to walking in-between houses, the children ride or walk their bikes in-between houses. Many homes have "pop up" sprinkler systems, and these "trespassers" are not considerate and, unfortunately, walk or ride their bike right on top of the sprinkler heads, which can leave them broken. Many homeowners have complained to the Board about broken sprinkler heads. Or, it's the time during the winter season with snow on the ground, and the neighbor in back of you uses his snow blower to clear a path from his house, through the side of your house, to your driveway, to get to the sidewalk on the next street over. Please be considerate of all your neighbors and eliminate trespassing in-between homes or yards throughout the year.

Caring for our storm water – proper disposal of pet waste. As a follow-on to the article in the Spring Troy book, leaving pet waste on the sidewalks or lawns means harmful bacteria will be transported into the storm drains and then into our waterways. It is highly encouraged that all residents clean up after their pet(s). Dispose of pet waste promptly in the trash or down the toilet where it will be properly treated.

Cars/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 cars, 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 "no 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.

Unkempt mailboxes/mailbox stands. Please note that it is the responsibility of each homeowner to ensure their mailbox and/or mailbox stand (cluster) is in satisfactory working order and has great curb appeal. If needed, neighbors within the cluster need to get together and make improvements to the mailbox and/or mailbox stand. These neighbors will need to agree to have the mailbox and/or mailbox stand repaired or replaced at the price they agree. You may have noticed that some mailbox stands are rotted or even held together with duct tape. Ultimately this makes the neighborhood appear unattractive. Your assistance in making these improvements, if applicable, will have a much better curb appeal for those walking, driving, or looking for a home in the subdivisions.

Satellite dishes. According to the current Association documents, satellite dishes are not allowed. However, due to the increase in technology since the documents were written, the Board is requesting that if you are installing a satellite dish, that it be no greater than 36" in diameter. The Board is also asking that you be non-intrusive and considerate of your neighbors when you install the dish on the structure of your home and not in the ground in your backyard.

MOVING OUT - PROOF OF ASSESSMENT PAYMENT FOR SELLERS

If you are closing on a purchase, sale, or refinance related to a home in our Association, you will need to provide the title company or realtor proof of good-standing (all dues and fees paid) with the LLMSMHOA. Please provide at least 7 business days' notice to acquire this information. To ensure the validity of requests, all inquiries should come directly from homeowners where possible and not from agents. Submit your request via postal mail or email to the Treasurer.

NEW TO THE NEIGHBORHOOD?

Welcome! Documentation related to the rules of the Association (the Bylaws) as well as the Building and Use Restrictions were signed for by the original home buyer(s) at the closing with the developer. It is then the responsibility of the homeowner(s) to pass on this paperwork to any future home buyer(s) upon sale of the property. If you are new to the neighborhood and did not receive this paperwork, please send an email to the attention of the welcomewagon@llmsmhoa.org; and someone from the Welcome Wagon will mail you the requested information.

REGISTER YOUR EMAIL

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.

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)

NEIGHBORHOOD NEWS

Neighborhood watch. You may have noticed throughout the subdivisions that some homes are unoccupied due to various reasons. This can be cause for alarm from a security standpoint. If you are faced with this type of situation, you may want to be extra observant of your surroundings and strangers, which could help to avoid an unwanted situation. Please be aware of leaving your personal items or lawn maintenance tools outside for any length of time as it has been brought to the Board's attention that some tools have been stolen from landscaping vehicles or garages. We all need to keep the neighborhood safe and secure!

Keep eyes and ears open. Please continue to monitor the "newspaper box" under your postal mailbox by insuring 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. This is an ongoing issue within the subdivisions. All part of the "neighborhood watch."

Door-to-door sales people. It is that time of year when the possibility of “fly-by-night” individuals begin to solicit the work they “do”; for example, windows, roofing, tree service, etc. Do your homework before you sign any contract or provide a down payment or full payment as it may save you agony and disappointment in the long run.

Retention pond. LakePro, the company the Association has contracted for pond management, applied the first water treatment in April. Please note that due to the Zika mosquito virus, LakePro will apply three applications of insecticide around the water’s edge. The applications are granular products and will start breaking down once they become wet. While you may not live around the retention pond, you may take a walk around the retention pond with family members and pets. Attached is the specifications sheet LakePro provided.

Lawn maintenance. For the third year in a row, a two-year contract has been awarded to Decorative Lawn Care. As information, there is no change to the rates DLC provided from the last two years. Questions or concerns regarding the service DLC is providing can be directed to the President via email or postal mail.

Garage sale. As the garage sale is scheduled on a bi-annual basis, the next garage sale will be scheduled in May 2017.

Halloween parade. In previous years, the parade has been scheduled on Sunday prior to Halloween. Upon confirmation with Stoneridge I and II and the Troy Athens Band, a flyer with the details will be placed in your newspaper box as the activity approaches. The information will also be posted on the website. Ghosts and goblins will meet in front of Wass where the parade will begin and end.

Road Rally. While not sponsored by the Association, a flyer announcing details of the Road Rally is placed in the newspaper box in late October or early November.

Homeowners annual meeting. The date for this year’s meeting has not been scheduled, as we wait for the Troy School District to advise the Board when we can check the calendar for a meeting to be held at Wass. We would like to schedule the meeting in early November. The Board has scheduled the meeting at Wass for many years due to its close proximity to the homeowners. Once the date, time, and location have been confirmed, the agenda and budget reports will be mailed to each homeowner and also posted on the website.

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, we would like to format the agenda based on feedback from the homeowners. If you have suggestions regarding guest speakers, please send an email to the President or send a note to the Association’s mailing address.

Holiday decorating contest. This year’s holiday decorating contest will be scheduled the weekend of December 17 and December 18. Look for a flyer in your newspaper box in early December with all the particulars.

ASSOCIATION WEBSITE - llmsmhoa.org

Remember, the Association’s website will contain the latest information regarding the events and activities, which are sponsored by the Association as well as those not sponsored by the Association. If you do not have access to a computer, don’t be bashful in sending a note to the Association’s mailing address and inquire as to the “*what’s happening in the Association.*” As always, the Board welcomes the input and assistance from ALL homeowners.

NEWS FROM THE CITY OF TROY

Just two of the many options the City of Troy offers to their seniors. The information noted below can be located on the City of Troy website. Contact information:

50+ Program
3179 Livernois
Troy, MI 48083
Phone: 248-524-3484

If you have a computer, here is the information for additional information:

<http://troymi.gov/PlayHere/Community/SeniorCitizenProgram/InformationAndServices.aspx>

SHARP Home Repair Program. The SHARP (Senior Home Assistance Repair Program) helps seniors 60 and older and persons with disabilities with home repairs to correct health and safety hazards or to restore things to proper working order. The work will usually involve jobs that can be completed in an hour or two and are things that can be done by a handyman. Labor is free, but you must pay for supplies, although assistance may be available if a need exists. Home repairs include but are not limited to: Clean up and removal of debris around the home, free up painted windows, furnace cleaning, gutter repair, installing a window air conditioner, installing grab bars, installing or replacing locks or deadbolts, installing smoke detectors, installing storm windows, moving large items to the curb for trash pick-up, painting, repairing stairs, repairing holes in drywall, replacing broken glass, replacing electrical outlets, replacing faucets, garbage disposals, and light fixtures, replacing thermostats, securing loose tiles, toilet repair, trimming or removing overgrown bushes, wheelchair ramp construction, and window caulking. Call 248-528-2929 to request service.

Home Chore Program. The home chore program assists low income persons age 62 and over with grass cutting, spring and fall yard cleanup, gutter cleaning and snow removal. To apply, call 248-524-1147.

REMINDER

The Board welcomes your comments and suggestions.