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## Long Lake Meadows/Spring Meadows Homeowners' Association

### News / Notes

Website: [llmsmhoa.org](http://llmsmhoa.org)

Spring / Summer 2017

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2017 Board. Barb Vleko, Bruce Davis, Grover Easterling, Jeff Harden, and Sandy Paci

Noted below is the list of positions, names, and corresponding email addresses to contact them. When communicating with one of them, please be sure to provide your name, address, and phone number to improve the turnaround time on your request. 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	<a href="mailto:president@llmsmhoa.org">president@llmsmhoa.org</a>
Vice President	Bruce Davis	<a href="mailto:vice-president@llmsmhoa.org">vice-president@llmsmhoa.org</a>
Treasurer	Barb Vleko	<a href="mailto:treasurer@llmsmhoa.org">treasurer@llmsmhoa.org</a>
Secretary	Grover Easterling	<a href="mailto:secretary@llmsmhoa.org">secretary@llmsmhoa.org</a>
Website	Matt Kukla	<a href="mailto:webmaster@llmsmhoa.org">webmaster@llmsmhoa.org</a>
Welcome Wagon	Becky Garity	<a href="mailto:welcomewagon@llmsmhoa.org">welcomewagon@llmsmhoa.org</a>

For written communications, you may also correspond with the Board at the address 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

### NEIGHBORHOOD NEWS

Farewell. Frank Faron, a long-time member of this Board of Directors, has resigned from the Board effective immediately. Frank and his wife MaryLou have decided to start enjoying retirement. Frank will be missed; and we wish them both many years of good health, good times, and happy RV'ing!

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 – 2016. The annual meeting was held on November 15th at Wass. Thank you to the homeowners who attended the meeting. The minutes from the meeting are enclosed for your reference. Please direct your questions, comments, or inquiries via email to the President or mail a note using the Association's address shown above.

December 2016 holiday decorating contest. While “Old Man Winter” didn’t leave a lot of snow on the ground, a number of homeowners took advantage of the good weather and decorated their homes. The winners and honorable mentions of the holiday decorating contest are listed below, and each winner received a \$25 Visa gift card. A big “thank you” goes out to the homeowners who decorated for the holidays. Congratulations to all!

**Best light display**

Winner: Richard and Dolores Gould, 5337 Crowfoot Drive

Winner: Kamal J. and Suded Taktak Tela, 5026 Spring Meadows Drive

Honorable mention: John and Renee Biber, 5216 Crowfoot Drive

Honorable mention: Richard and Deborah Kennedy, 2371 Sweet Drive

**Best wreath display**

Winner: Lawrence and MaryAnn Kussavage, 2353 Duke Drive

Winner: Bill and Diane Rundell, 5080 Saffron Drive

Honorable mention: James and Christine Kershner, 5163 Crowfoot Drive

Retention pond. LakePro, the company the Association has contracted for pond management, will apply the first water treatment in May, weather permitting. LakePro will again this year apply three applications of the Zika mosquito 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.

Garage sale. It’s time to locate those unwanted items in the attic, in the basement, and throughout the house. This year’s garage sale is scheduled on Saturday, May 20, from 9-4 pm. Details of the garage sale will be posted on the Association’s web site, in the Troy Times, and other local newspapers. Refer to the enclosed flyer.

<b>NOTES</b>
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Treasurer’s update. The Board expresses appreciation to the homeowners who have paid their 2017 annual dues prior to the due date of January 31, 2017. The homeowners’ annual statements were mailed on December 1, 2016. As indicated in the 2016 Newsletter, any homeowner who has not paid their dues by April 1, 2017, 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.

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 email to the Treasurer or U.S. mail.

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 this paperwork on to 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 Welcome Wagon; and someone from the Welcome Wagon will mail you the requested information. The information is also posted in the Association's web site.

Register your email. In an attempt to increase communication and reduce costs, we continue to ask established homeowners to send an email to register@llmsmhoa.org and provide updated information requested below so our records are reflective of the change(s). For new homeowners, please send an email to register@llmsmhoa.org with the information noted below. Personal information and 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)

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.

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.

Caring for our storm water - proper disposal of pet waste. 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. This type of consideration should also be applied when walking pets in the Wass playground areas. Please remember that children play there.

Caring for our storm water – proper disposal of food waste. All homeowners are responsible for the proper disposal of food waste. The sewer is not for these items.

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."

Refuse pick up. All refuse must be placed at the curb before 7 am on your collection day. Refuse should be placed at the curb no sooner than 5 pm on the preceding day. Regular refuse collection is scheduled Monday through Thursday from 7 am until routes are completed. Containers should be removed as soon as possible, but no later than 24 hours after pickup.

Parking. No parking of trailers, boats, unused vehicles or other forms of recreational vehicles in drives or on streets.

Sheds and temporary structures. No sheds or temporary structures. Special occasion tents or canopies should not be installed more than two days prior to the event. The items should be removed within 48 hours after the event.

Association website - [llmsmhoa.org](http://llmsmhoa.org). The Association's website will encompass the latest information regarding events and activities, sponsored by the Association, as well as those not sponsored by the Association. If you do not have access to a computer, send a note to the Association's mailing address and inquire as to the "what's happening in the Association." As always, the Board welcomes your comments, suggestions, and assistance.

The Board would like to take this opportunity and wish everyone a safe and happy spring and summer!

