

# Long Lake Meadows/Spring Meadows Homeowners' Association Newsletter

Web Site: [llmsmhoa.org](http://llmsmhoa.org)

Fall / Winter 2018

## ***MEET YOUR BOARD MEMBERS for the REMAINDER of 2018***

Representing you, the homeowners, are: Barb Vleko, Bruce Davis, Jeff Harden, and Sandy Paci.

Noted below is a list of Board members and corresponding email address you can use to contact them. When communicating with Board members, please be sure to provide your name, address, phone number, or email address 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>Title</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	Jeff Harden	<a href="mailto:secretary@llmsmhoa.org">secretary@llmsmhoa.org</a>
Web Master	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 following address: Long Lake Meadows/Spring Meadows HOA, P.O. Box 1764, Troy, MI 48099-1764.

**Homeowners.** As a homeowner in Long Lake Meadows 1, Long Lake Meadows 2, or Spring Meadows; and a recipient of this Newsletter and any correspondence from the Long Lake Meadows/Spring Meadows Homeowners' Association (LLMSMHOA), you are considered a member of the Association. Please note that you are bound by the contents of the Association documents.

## ***ASSOCIATION NEWS***

**Revision of Building & Use Restrictions document.** The Building and Use Restrictions for Long Lake Meadows 1 (dated October 28, 1987); Long Lake Meadows 2 (dated July 14, 1988); and Spring Meadows (dated March 15, 1988); had a 30-year retention period. The time to review and revise the Building and Use Restrictions for the three subdivisions arrived.

In 2017 and 2018 the Long Lake Meadows/Spring Meadows HOA Board of Directors, in compliance with the Association's Building and Use Restrictions, were required to offer the homeowners in Long Lake Meadows 1 and 2 and Spring Meadows an opportunity to revise and update their respective documents.

Passage of changes to these documents required an 80 percent acceptance from the homeowners in each subdivision and, if passed, would be in effect for a period of 10 years at which time they could be reviewed and updated. If not accepted by an 80 percent majority vote, the original documents, as is, would remain in effect for the 10-year period.

Each homeowner received a copy of their subdivision's original Building and Use Restrictions along with the list of proposed revisions, a letter of explanation, and a voting ballot to be filled out, signed by the homeowner(s), and returned to the Board via U. S. mail by the date indicated at the bottom of the ballot.

The results of the voting ballots are indicated below for each subdivision.

Long Lake Meadows 1

Number of homes – 91  
Number of ballots returned – 18  
Number *for* revisions – 16  
Number against revisions – 2

Long Lake Meadows 2

Number of homes – 44  
Number of ballots returned – 13  
Number *for* revisions – 13  
Number against revisions – 0

Spring Meadows

Number of homes – 55  
Number of ballots returned – 21  
Number *for* revisions – 7  
Number against revisions – 14

As all three subdivisions failed to reach an 80 percent acceptance for the revisions, the original Building and Use Restrictions will remain in effect for the next 10 years:

- Long Lake Meadows 1 will now expire on October 28, 2027
- Long Lake Meadows 2 will now expire on July 14, 2028
- Spring Meadows will now expire on March 15, 2028

Please refer to the web site, [llmsmhoa.org](http://llmsmhoa.org), to access the Building and Use Restrictions document for your subdivision. If you do not have access to a computer, please send a letter to the Secretary identifying your lot number, name, and home address; and a copy of the document will be mailed to you. The mailing address is noted on Page 1 of the newsletter. Please direct your questions or comments to the President via email or use the mailing address.

**Installation of new walkway fences.** This year, in addition to the regular contracting of services for the pond maintenance and lawn mowing, the Board addressed replacing the fences lining the walkways leading to the pond and Wass Elementary. The new fences are a visual improvement to the community.

**Removal of three trees at edge of pond.** An unexpected expense this year involved the removal of three trees from the edge of the pond. A large tree was growing next to the grate; and there was concern regarding present and future root growth, which would have damaged the drainage system at the grate. This would have created a much greater expense for the Association if the Board did not proceed this year.

**Trimming of trees on west side of pond and islands.** The Board determined it was essential to hire a professional tree service company to trim the crabapples and pine trees on the west side of the pond and on the four islands. Tree trimming is currently scheduled for mid to late October, weather permitting.

**Notified City of Troy regarding Cloister Ct. street condition.** A Board member contacted the city regarding the condition of the road in Cloister Ct. The city placed this request on the schedule for spring of 2019. A decision will be made by the city at that time as to repair or replace with new concrete.

**Meeting with a management company representative.** The Board will meet with a representative of an association management company to acquire information regarding the possibility of our Association moving in that direction. We are borderline with the minimum number of board members; and should one person retire, we may no longer have a choice but to comply with the State of Michigan board member requirements and move forward with a management company.

<b>TREASURER'S NOTES</b>
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**Annual dues invoices.** Invoices for 2019 are scheduled for mailing to all homeowners in Long Lake Meadows 1, 2, 3, 4, and Spring Meadows on December 1, 2018. Payment is due by February 1, 2019; at which time a "late notice" will be sent to any homeowner with an unpaid account balance. And after which, if left unpaid, a 9 percent late fee will be applied to that balance. A lien will also be filed against any account with a balance of \$325 or more. The amount of the lien will include the 9 percent late fee, filing fee with Oakland County, and any additional expenses incurred for completion of the transaction. The lien will be updated on a yearly basis with any additional fees or expenses added to the balance. A special "*thank you*" to most homeowners who are consistent in paying their dues on time. It makes the Treasurer's job much easier and less time consuming.

**Moving out of the subdivision?** Please note that if you are selling your home, before closing, your attorney, real estate agent, or title company should request a letter from the Board indicating your annual dues and/or assessment are current. This is commonly referred to as "proof of assessment payment for sellers." When you require this letter for your home sale, please contact the Treasurer by email or you may send a note to the Association's mailing address. Please allow a **minimum of 10 business days** to clear all files for bank closings.

**Just moved in.** It is important our records are kept up to date at all times. We are requesting that if you have moved into the neighborhood within the last 12 months, to please notify the Treasurer via email or the Association's mailing address with the new homeowners' name(s) and confirmation of your address. Thank you.

**NEW TO THE NEIGHBORHOOD**

**Welcome!** Through the volunteer efforts of Becky Garity, a community Welcome Wagon is available for new homeowners. Questions or comments regarding the Welcome Wagon should be directed to [welcomewagon@llmsmhoa.org](mailto:welcomewagon@llmsmhoa.org). If you prefer, you may send a note to the Association's mailing address. Please visit the Association's web site as it provides easy and convenient access to the Association's documents. 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.

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 Becky will mail you the requested information. The information is also posted on the Association's web site.

**Register your email, please.**

**Notify Treasurer with name and address.**

**REMINDER TO ALL HOMEOWNERS**

**Register your email, please.** To increase communication and reduce costs, the Board would like to ask established homeowners to send an email to [register@llmsmhoa.org](mailto: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](mailto: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. Contact telephone number
4. Contact email address(es)

**Seeking new Board members.** Members on the Board are homeowners who have offered their time and expertise to help manage and maintain our neighborhood. To reduce costs, please consider joining the Board or offering to help with Association's activities. The Board is always looking for innovative ideas. The Board meets five to seven times each year for 2.0–2.5 hours and a Board member hosts the meeting at their home. The meetings are productive and interesting and is a great opportunity to meet your neighbors. The Board does their best to accomplish as many tasks as possible; however, some things cannot be completed due to limited resources and few Board members.

<b>NEIGHBORHOOD NEWS and INFORMATION</b>
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**Lawn maintenance.** Although we are nearing the end of mowing season, the Board continues to 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 encounters the clippings, everything drains into the retention pond, which could lead to additional expenses later.

Note: whether you live on the street or on a court, please do not blow or place leaves, grass, or clippings into the street. These items blow around and may go down the drains or even in the retention pond.

**Speed limit in the neighborhood.** Please adhere to the posted speed limit of 25 mph on the streets in the subdivisions. Numerous children and adults are walking or bike riding, for example; and we should take care when driving through the subdivisions to avoid a mishap.

**Parked vehicles and trailers in street.** Please be aware that school busses drive through the neighborhood to pick up and drop off school children. It is very important that vehicles and trailers are not parked in the street, which may have an adverse effect as to how the busses maneuver the streets. This may also impose a safety issue for the school bus driver and children.

**Refuse pick up.** All refuse must be placed at the curb before 7 am on Tuesday, which is the scheduled collection day for the area. Refuse 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.

Note: yard waste bags are considered refuse and are not to be placed at the curb prior to 5 pm on the preceding day of the scheduled collection day, which is Tuesday.

**Clean up after your pet(s).** A friendly reminder per an article published in the TROY Today Fall 2017 edition:

Pet waste contains bacteria harmful to us and our local waterways. Leaving it on the sidewalk or lawn means harmful bacteria could be transported into the storm drains and then into our rivers. Promptly dispose of pet waste in the trash or down the toilet where it will be properly treated. The City of Troy encourages all residents to clean up after their pets.

**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 homeowners' garages. We all need to keep the neighborhood safe and secure!

**Keep eyes and ears open.** Please be mindful and monitor the "newspaper box" under your postal mailbox by ensuring 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."

**Snowy days will soon arrive.** A friendly reminder regarding the removal of snow and ice as noted in the City of Troy ordinance:

Property owners are responsible for clearing snow over 2 inches deep and any ice from the public sidewalks adjacent to their property. Snow and ice should be cleared from the sidewalks within 24 hours following the end of the event which led to their accumulation.

Additional information regarding the snow removal policy can be found in the TROY TODAY Winter 2017 edition on Page 8: Winter is Coming. Be Ready!

In addition to clearing public sidewalks, homeowners should clear their driveway and driveway approach (between the street and the sidewalk). Snow should not be blown or pushed in to the street where it can be a hazard to drivers.

Also, please be courteous to all your neighbors and do not use your snow blower to clear a path from your house, through the side of your house, to your driveway, just to get to the sidewalk.

***STILL TO COME in 2018***

**Annual homeowners meeting.** The annual meeting is scheduled on Wednesday, November 14, at 7 pm, and will be held at Wass Elementary, in the LGI Room.

**December 2018 holiday decorating contest.** While "Old Man Winter" hasn't arrived—yet—the annual holiday decorating contest will be held the weekend of Saturday and Sunday, December 15 and 16. This year's categories are:

- Porch and outside entrance
- Most unique wreath decoration
- "Light up the night" after 6 pm light display

**WATCH FOR in EARLY 2019**

**Garage sale in 2019.** It's not too early to begin looking for those unwanted items in the attic, in the basement, and throughout the house. The garage sale is scheduled on Saturday, May 18, from 8-4 pm.

**WEB SITE**

**Association web site.** The Association's web site will encompass the latest information regarding events and activities, sponsored by the Association, as well as those not sponsored by the Association. Visit the web site often! 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.*"

**Feedback.** The Board is 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@llmsmhoa.org](mailto:webmaster@llmsmhoa.org). You may also send a note to the Association's mailing address.

***The Long Lake Meadows/Spring Meadows Homeowners'  
Association Board wishes you and yours the very best this fall and  
winter season and a happy, healthy, and prosperous 2019!***

**From:**

Long Lake Meadows/Spring Meadows  
Homeowners' Association

**To Homeowners in:**

Long Lake Meadows 1  
Long Lake Meadows 2  
Spring Meadows