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# Long Lake Meadows/Spring Meadows Homeowners' Association

## News and Notes

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

Spring / Summer 2018

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**Meet your Board for 2018.** Representing you, the homeowners, the Board members are: Barb Vleko, Bruce Davis, Jeff Harden, and Sandy Paci.

Noted below is a list of positions, names, and corresponding Association email addresses to contact the Board. When communicating with them, please be sure to provide your name, address, phone number, or email to improve the turnaround time on your request. While emails are checked as frequently as possible, it may take up to seven business days to reply to your email. 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	Jeff Harden	<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

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

### **2017 holiday decorating contest winners:**

Best decorated wreath – two winners:

Richard and Dolores Gould, 5337 Crowfoot Dr.

Andres and Lori Wodrich, 5141 Julian Dr.

Light display – two winners:

Randy and Sue Gillary, 2355 Erickson Dr.

Thomas and Sharon Burton, 5095 Spring Meadows Dr.

Honorable mentions – The four honorable mentions winners declined listing their names and addresses.

**Treasurer's update.** The Board expresses appreciation to the homeowners who have paid their 2018 annual dues prior to the due date of February 1, 2018. As indicated in the Winter 2017 Newsletter, any homeowner who has not paid their dues by March 1, 2018 is assessed a 9 percent late fee on their current balance. The 9 percent late fee is consistent with the LLMSMHOA documents. A lien is placed on the home when dues have not been paid in a satisfactory timeframe.

With spring in full bloom (well, the calendar says spring has arrived) and the need to clean up the debris from winter's blast (although Mother Nature says otherwise), it also reminds us all to "spruce up" or "spring clean" our homeowners' financial records. We still have several homeowners who are delinquent in paying their account statements for the current fiscal year and/or the past couple of years. All homeowners in the Association have an obligation to pay annual dues and in a timely manner. The Board would appreciate if the homeowners who have a delinquent balance to submit your payment as quickly as possible. If you have questions regarding your balance, please contact the Treasurer via email or written communication.

**Moving out of the subdivision.** Please note that if you are selling your home, before or at closing, your attorney or real estate agent should require a document 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 document 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 one week** to clear all files for bank closings.

**New to the neighborhood.** Welcome! Through the volunteer efforts of Becky Garity, a community Welcome Wagon continues. 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 website as it 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 website useful, too. Why not check it out!

**Neighborhood watch.** You may have noticed throughout the subdivisions that some homes are unoccupied due to several 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 in previous years 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 your newspaper box to ensure that advertisements, newspapers, etc., are removed. 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 make payment as it may save you agony and disappointment.

**Garage sale.** As the garage sale for the subdivision is scheduled biannually, the next garage sale is scheduled in 2019. However, if you have unwanted items in the attic, in the basement, or throughout your home and would like to find a new owner for them, you are welcome to schedule a garage sale this year.

**Update of Building and Use Restrictions.** These documents have or will reach 30 years, allowing them to be updated or rolled over as is. Based on their due dates, the homeowners in Long Lake Meadows #1 and Spring Meadows have voted by ballot on their respective document. Homeowners in Long Lake Meadows #2 will receive their information in mid-May. When the voting is complete, all homeowners will be notified of the results and the standing of the Building and Use Restrictions.

**New fencing for walkways.** The split rail fence lining the walkways leading to the retention pond on Crowfoot Drive and Spring Meadows Drive, and the walkway leading to the playground at Wass Elementary, will be replaced in the June/July timeframe. The timing of the construction is in consideration for the safety of those who use the walkway to the playground during the school year. Homeowners directly adjacent to the fences will be notified in advance of the installation.

**Clean up after your pet(s).** As noted in an article published in the TROY Today Fall 2017 edition and in the LLMSMHOA Winter 2017 Newsletter, here is a friendly reminder:

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.

**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.

**Register your email.** 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.

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

**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.

**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 in previous years. The excerpts are from the Code Enforcement section on the City of Troy website. Please note that a complete list of questions and answers on these topics, as well as other code enforcement topics, are available on the City of Troy website.

**How often do I have to cut my grass** - Lawn grass and weeds must not exceed 10 inches in height. Ornamental plants and grasses are exempt. Lawns and grasses located between private property lines and roads is the responsibility of the adjacent property owner. This includes areas between sidewalks and roads and between fences and roads. If a fence in the backyard separates the property from the road, the property owner should maintain grass on both sides of the fence, up to the edge of the road.

**Note from the LLMSMHOA Board:** 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 meets the clippings, everything drains into the retention pond, which could lead to additional expenses later.

**How early can I put my garbage out for pick up** - Trash, recycling and yard waste should be placed at the curb no sooner than 5 pm on the preceding day of your collection day. Refuse collection is scheduled Monday through Thursday from 7 am until routes are completed. Empty 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. At all other times, recreational vehicles and equipment must be stored inside a completely enclosed building or located behind the front face of the house, and no closer than 3 feet from the side or rear property line. Recreational vehicles cannot be stored or parked on vacant lots.

Can I put out signs advertising my garage sale - These temporary signs are allowed on private property subject to certain limitations (refer website for information). Signs that are placed in the public right-of-way (City property) will be removed by the City.

**Helpful information from the City of Troy website:**

SHARP home repair. SHARP (Senior Home Assistance Repair Program) helps seniors 60 and older and persons with disabilities with home repairs. The work is done by volunteers and usually involves jobs that can be done in an hour or two. Labor is free, but you must pay for supplies if able. Call 248-528-2929 to request a repair.

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

**Association website - llmsmhoa.org.** Be sure to visit the website frequently to ensure you have 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." The Board will be happy to provide the information.

**Feedback.** The Board is always interested in providing more value to our community through the website. 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. As always, the Board welcomes your comments, suggestions, and assistance.

The Board would like to take this opportunity  
to wish the homeowners and their families a  
safe and enjoyable summer!