

Long Lake Meadows/Spring Meadows Homeowners' Association

Newsletter

Web Site: llmsmhoa.org

Fall / Winter 2019

MEET YOUR BOARD MEMBERS

Representing you, the homeowners, are: Barb Vleko, Ben Hancock, Bruce Davis, Doug Koenke, Gayla Houser, Girish Shah, Matt Kukla, Melody Adomatis, and Sandy Paci.

Noted below is a list of Board members and corresponding email addresses 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 up to seven business days to reply. We appreciate your patience.

| <u>Position</u> | <u>Name</u> | <u>Email Address</u> |
|-----------------|--------------|--|
| President | Sandy Paci | president@llmsmhoa.org |
| Vice President | Bruce Davis | vice-president@llmsmhoa.org |
| Treasurer | Barb Vleko | treasurer@llmsmhoa.org |
| Secretary | Girish Shah | secretary@llmsmhoa.org |
| Web Site | Matt Kukla | webmaster@llmsmhoa.org |
| Welcome Wagon | Becky Garity | welcomewagon@llmsmhoa.org |

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. Please plan on additional time for a response from the Board on any written correspondence.

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.

TREASURER'S NOTES

Annual dues invoices. When you receive an invoice, your prompt payment is very much appreciated. The additional efforts of the Treasurer 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 property owners in the Association will pay their dues. Non-payment of dues adds to the burden of the paying property owners, creates additional work for the Treasurer, and undermines the very concept of this Association of shared responsibility.

Invoices follow this timeline and escalation process:

- Invoices mailed on December 1st for annual dues for coming year
- Payment is due by February 1st of the due's year
- On February 1st, a late notice will be mailed for all unpaid dues
- On February 15th, a 9% annual late fee will be applied to the balance if left unpaid
- A lien may be filed against the property with an outstanding balance after one year
- Liens will include a 9% late fee, filing fee with Oakland County, and any additional expenses incurred to complete the transaction
- Liens will be updated on a yearly basis and additional fees and expenses will be added to the balance
- All lien cancellation fees will be billed to the property owner when a lien is released; including the County release filing fee

Moving out of the subdivision?

Request payment status. If you are selling your home, before closing, your real estate agent or title company should request a letter from the homeowner indicating your annual dues and/or assessment are current. This is commonly referred to as "proof of assessment payment for sellers" or "account status letter." 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' notice to acquire this information.**

To ensure the validity of requests and protect homeowner's privacy, all inquiries should come directly from homeowners and not from agents. We reserve the right to deny requests directly from real estate agents or title companies and encourage them to have the homeowner request the account status letter directly from the Treasurer. All requests sent to other Board members may delay a response.

Pass on the details. If you are selling your home, please share the Association's web site with the purchaser or purchaser's agent. The purchaser will find all contacts and Association governance documents within.

It would also be much appreciated if you could send a note to our Welcome Wagon (reference below) as an alert of the sale and the name(s) of the new neighbors.

Just moved in. It is important that Association records are always current. Therefore, it is requested that you notify the Treasurer by email or the Association's mailing address with the new homeowner's name(s) and confirmation of the address. Thank you, and welcome!

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. 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 By-laws) 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.

ASSOCIATION NEWS

New in 2019. Friends of Long Lake Meadows and Spring Meadows has set up a Facebook group at: facebook.com/groups/LLMSM. When you access the group, you will be asked to click on the subdivision you reside in. This group has been set up for homeowners to socialize and get to know each other. Please remember to be kind. As information, a link from the web site (llmsmhoa.org) has been added to the Facebook group as Friends of LLMSM.

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. You may also send a note to the Association's mailing address.

NEIGHBORHOOD NEWS AND INFORMATION

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. These items blow around and may go down the drains or even in the retention pond, which could lead to additional expenses later.

If you live on a court, please do not consider the center island your personal refuse area by blowing grass clippings, leaves, or garden waste of any form on to the court space.

Refuse pick up. This information corresponds with the City of Troy ordinance requirements. All refuse must be placed at the curb before 7 am on Tuesday, which is the **only** scheduled collection day of the week 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 **only** scheduled collection day, which is Tuesday.

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. Vehicles and trailers are parked on the streets, which may have an adverse effect as to how the busses maneuver the streets. This may also impose a visibility issue for drivers as it relates to the movement of children getting on or off the bus. **Please** be careful walking and driving in the neighborhoods!

Clean up after your pet(s). The Board cannot stress the importance of the information published in the TROY Today Fall 2019 edition:

Whether on a walk or in your yard, promptly clean up after your pet. Not only will you be a good neighbor, you will also protect our water from harmful bacteria.

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. While we are currently enjoying the terrific weather, just 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.

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.

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 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. Contact telephone number
4. Contact email address(es)

STILL TO COME BEFORE THE END OF THE YEAR

Annual homeowners meeting. The annual meeting is scheduled on Wednesday, November 13, at 7 pm, and will be held at Wass Elementary, in the LGI Room. More information to come.

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 14 and 15. This year's categories are:

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

***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 2020!***

From:

Long Lake Meadows/Spring Meadows
Homeowners' Association

To Homeowners in: Long Lake Meadows 1
Long Lake Meadows 2
Spring Meadows