
Long Lake Meadows/Spring Meadows Homeowners' Association
Newsletter

Website: llmsmhoa.org

Spring / Summer 2019

MEET YOUR 2019-2020 BOARD MEMBERS

The Board welcomes five new members: Ben Hancock, Doug Koenke, Gayla Houser, Girish Shah, and Melody Adomatis. These members join Barb Vleko, Bruce Davis, Matt Kukla, 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 five 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
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 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.

ASSOCIATION NEWS

Farewell. Jeff Harden, a long-time member of the Board of Directors, has resigned from the Board effective immediately. Jeff will be active in his children's soccer practices and games and other interests. Jeff will be missed; and we wish him well in his endeavors!

2018 holiday decorating contest winners:

Best decorated wreath display – Bill and Diane Rundell on Saffron Drive
Best light display – Richard and Deborah Kennedy on Sweet Drive
Best porch display – Jim and Barb Gabrysh on Crowfoot Drive

TREASURER'S NOTES

First, a special “thank you” to all homeowners who have paid their 2019 dues. While you are in the majority, there are still a few homeowners who have failed to respond to a second notice mailed on February 1, 2019. A 9 percent late fee has been applied to the balance due. Any homeowner with an outstanding balance over \$325 will find a lien is being filed against their property. These procedures are set forth in HOA documents, and all homeowners have been notified accordingly in previous HOA newsletters and in a notice enclosed with the invoices.

If you wish to discuss your account balance at any time, please contact the Treasurer via email or written communication. Both addresses appear on Page 1 of this newsletter.

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. 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 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 website 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 website.

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 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)

NEIGHBORHOOD NEWS and INFORMATION

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 website (llmsmhoa.org) will be added to the Facebook group as Friends of LLMSM.

Garage sale. The garage sale for the subdivision will be held on Saturday, May 18, from 8 am - 4 pm. It's not too early to begin clearing out those unwanted items in the attic, in the basement, or throughout your home. The Association will be advertising in several communities' newspapers and will be pursuing other means available to get the information out to potential garage sale shoppers. Refer to the attached flyer for details.

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.

Sheds and temporary structures. No sheds or temporary structures are allowed. 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.

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). Homeowners continue to advise the Board that the article published in the TROY Today Fall 2017 edition is not being adhered to. As a 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.

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!

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.

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."

Repair of "newspaper box" (box below the mailbox). Board member Doug Koenke offered to provide his services for the price of materials if your newspaper box needs repair. If you have a question or want to arrange to purchase a replacement, please send Doug an email at mailbox-help@llmsmhoa.org. You can also send a note to the Association's mailing address as noted on Page 1. As a reminder, the Association does not make arrangements for repairs and will not be involved in this process. Work completed on any unit will be by private agreement between Doug and the homeowner.

CITY of TROY 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.

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.

WEBSITE

Association website. The Association's website includes the latest information regarding events and activities, sponsored by the Association, as well as those not sponsored by the Association. Visit the website 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 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. You may also send a note to the Association's mailing address.

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

From:
Long Lake Meadows/Spring Meadows
Homeowners' Association

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