



## ***THE MEADOWLARK***

***News from our Long Lake Meadows/Spring Meadows Homeowners' Association***

***Fall/Winter 2020/2021***

### ***Dear Neighbors:***

*Our homes, our neighborhood and our neighbors have never been more essential than in 2020. We appreciate the sprucing up that has taken place by longtime and new residents. We are encouraged by the walkers, runners, bikers and dog walkers that add vitality to our streets and sidewalks. We are grateful for the beauty, safety and amenities that surround us. As you know by now, the Board has discussed and agreed to cancel the 2020 annual homeowners meeting normally held in November due to the pandemic and the governor's mandates regarding meetings and gatherings. If, however, you have any issues, concerns or ideas to improve our neighborhood, please contact one of the officers below. We hope you and your family remain healthy and wish you the very best this fall and winter.*



### **News from the Board**

Your 2020 officers and committee chairs are listed below:

<b>Position</b>	<b>Name</b>	<b>Email Address</b>
<b>President</b>	<b>Sandy Paci</b>	<a href="mailto:president@llmsmhoa.org">president@llmsmhoa.org</a>
<b>Vice President</b>	<b>Doug Koenke</b>	<a href="mailto:vice-president@llmsmhoa.org">vice-president@llmsmhoa.org</a>
<b>Treasurer</b>	<b>Barb Vleko</b>	<a href="mailto:treasurer@llmsmhoa.org">treasurer@llmsmhoa.org</a>
<b>Secretary</b>	<b>Girish Shah</b>	<a href="mailto:secretary@llmsmhoa.org">secretary@llmsmhoa.org</a>
<b>Website</b>	<b>Matt Kukla</b>	<a href="mailto:webmaster@llmsmhoa.org">webmaster@llmsmhoa.org</a>
<b>Welcome Wagon</b>	<b>Becky Garity</b>	<a href="mailto:welcomewagon@llmsmhoa.org">welcomewagon@llmsmhoa.org</a>

**Bruce Davis** and **Gayla Houser** are also members on the Board. The Board has regretfully accepted the resignation of **Ashleigh Jennings**. Ashleigh remains committed to organizing neighborhood activities for families when the Covid coast is clear.

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.

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.

If you have any news or items you'd like included or covered in the Spring/Summer 2021 edition of the newsletter, LLMSM website or Facebook page, please contact Gayla Houser at [gmhouser@aol.com](mailto:gmhouser@aol.com).



### **Treasurer's Report**

**Annual dues invoices will be mailed December 1 and** your prompt payment is very much appreciated. The additional efforts of the Treasurer and extra expense necessary to follow up on delinquent payments provide no value to the community. We also recognize these challenging economic times and can set up a payment plan if needed. Please contact Treasurer Barb Vleko to discuss at [treasurer@llmsmhoa.org](mailto:treasurer@llmsmhoa.org) or address above.

Invoices follow this timeline and escalation process:

- **Invoices mailed on December 1st for annual dues for coming year**
- **Payment is due by February 1st**
- **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**

**Copies of the 2021 proposed budget and 2020 budget summary** have been mailed to all homeowners. Projected dues revenue is \$23,160 and expenses \$22,135 for 2021.



### **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." For your convenience an account status request form is available on the association website. You may fill it out and forward it directly to the Treasurer or contact the Treasurer via email at [treasurer@llmsmhoa.org](mailto:treasurer@llmsmhoa.org) or via mail at the above 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 the LLMSM Torch!** If you are selling your home, please share the Association's website 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 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 street address and email if possible. Thank you, and 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 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.



### **Wooden Newspaper/Mailbox Inspections and Repair Report**

Board members Doug Koenke and Gayla Houser inspected all of the neighborhood newspaper/mailboxes in August and while most were in satisfactory shape, another 77 were found to need varying levels of improvement. Findings were shared with homeowners. (From the suggestion box: plastic mailboxes won't rust!) Thank you to the several homeowners who made subsequent repairs! A reminder if you'd like to repair and replace yours, specs are available on our website. Assistance may be available. Please send your request to [mailbox-help@llmsmhoa.org](mailto:mailbox-help@llmsmhoa.org) or to LLMSM HOA, P.O. Box 1764, Troy, MI, 48099-1764. A follow-up inspection will take place next summer.



### **Goose Round-Up Delayed**

As shared in our Spring/Summer 2020 newsletter, the Board discussed and supported a proposal from a Spring Meadows Drive resident to volunteer to coordinate goose nest destruction and round-up around the Meadow Lake Park pond, a very safe process regulated by the Michigan Department of Natural Resources – Wildlife Division. The action was delayed this year and we will provide an update if it proceeds in 2021.

**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. Please include:

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)



**Lawn maintenance.** Although we are nearing the end of mowing season, the Board asks that you manage overgrown weeds, the extreme length of grass, and maintain the 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.

Homeowners or homeowners' lawn service providers should 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.



If you have dead trees in your public right of way, please contact the City of Troy at 248.524.3392 and parks personnel will cut the tree down and replace it with a new one. **Note: the homeowner must make this call.**

**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 – especially given increased foot and paw traffic and shorter daylight. There are also so many more delivery trucks these days so please drive with extra care! The USPS also reminds homeowners (and their contractors) not to park in front of mailboxes.



**Please clean up after your pet(s)** Whether on a walk or in your yard, please promptly clean up after your pet and dispose appropriately at your home – **not on the sidewalk.** 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.



**Attempted garage break-in – Spring Meadows.** Troy Police responded to a call in October - and they remind us to lock all doors, windows and garages. Exterior lighting deters crime, too.

**Let's keep our eyes and ears open with our neighborhood watch.** Be aware of suspicious activity and call 911 if necessary. Don't leave personal items or lawn/snow maintenance tools outside for any extended length of time. Please ask neighbors to store any porch package deliveries if you're away. Please keep the "newspaper box" under your postal mailbox clear of flyers, advertisements, newspapers, etc. and cancel mail delivery if you'll be away.



**And when it snows...**

...here's 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 driveways and driveway approaches (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 to your driveway, just to get to the sidewalk.

Please make arrangements to have your sidewalk, driveway and porch cleared of snow if you'll be away.

**WARNING: DO NOT WALK, SKATE OR PLAY HOCKEY ON THE RETAINING POND – OR FISH.**

**IT IS NOT SAFE! PLEASE READ AND RESPECT THE POSTED SIGNS.**



**Happy Trails!**

Winter walking is fun and healthy, whether on our sidewalks or on nearby trails. The Troy Trail spans from Livernois to Wattles and is adjacent to the Daisy Knight Dog Park. Huber Park trails can be accessed between the Troy Tennis Bubble and Aquatic Center. The Clinton River, Paint Creek and Macomb Orchard Trails are 15 minutes to our north. Even closer is the relatively new hike/bike trail just east of us in Sterling Heights. You can access it from Delia Park on 18 Mile Road or at the trailhead in the southeast corner of the parking lot at the Beaumont Medical Building on Dequindre across from the hospital. Dogs on leashes, fat tire bikes, snowshoeing and cross country skiing are possible year-round. And you can always cross country ski for free on the Sylvan Glen Golf Course.



**Happier Holidays as 2020 Holiday Decorating Contest Continues!**

Let's brighten up winter by decorating our homes! Our annual contest judging will be held the weekend of **Saturday and Sunday, December 19 and 20**. Small prizes will be awarded in these categories:

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



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*Troy, Michigan 48099-1764*

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

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TO OUR GREAT NEIGHBORS IN: Long Lake Meadows 1  
Long Lake Meadows 2  
Spring Meadows

