

THE MEADOWLARK

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

December, 2021

Take a close look at your enclosed 2022 HOA annual dues invoice: **Yes, dues are \$105 – \$10 less than 2021!** After reviewing our budget needs for the upcoming year, the Board is reducing dues. Happy New Year! Meanwhile, your prompt payment is appreciated either by check made payable to LLMSMHOA or **electronically via Zelle!** You need to make a Zelle transfer through your participating bank or credit union and send to: epay@llmsmhoa.org. **Please add your home address, and invoice number to the “add a message” section when sending so your account will be properly credited.** Please deal with your bank or credit union if you need help. Thanks in advance for your patience as we move financially forward.

NOTE: It is the fiduciary responsibility of the LLMSMHOA Board to assess fees and file liens on properties which do not maintain paid dues in a timely and designated period of time. If you have a question about your account, please contact the treasurer@llmsmhoa.org.

‘TIS THE SEASON TO BE AWARE. PROTECT DELIVERIES FROM PORCH PIRATES BY ASKING NEIGHBORS TO PUT PACKAGES (AND MAIL) IN THE GARAGE OR REQUESTING SIGNATURES FROM THE VENDOR. PORCH LIGHTS, SECURITY CAMERAS AND RING DOORBELLS HELP, TOO. KEEP YOUR EYES OPEN FOR ANY SUSPICIOUS ACTIVITY AND CALL 911 IF YOU SEE ANY. BETTER TO BE A FALSE ALARM THAN AN UNREPORTED ONE. (TELL NEIGHBORS IF YOU WILL BE AWAY FOR ANY EXTEND PERIOD OF TIME, TOO.)

It was a beautiful day in the neighborhood for our Annual Meeting! Thanks to those turning out for our safe outdoor meeting September 19. Updates on 2021 and 2022 budgets; the maintenance and safety of the retention pond; our transition to electronic communications and dues payments; and new social activities were discussed. **All incumbent Board members were re-elected.** Guest Speaker **Joanna Darmanin** of **Jo + Co. Realtors at KW Metro** provided an overview of the active real estate market and suggestions for making homes more appealing to buyers (and your neighbors!) Cleaning clutter, painting walls in a neutral color and adding new, modern lighting to the kitchen and dining room topped her list. To improve curb appeal: cleaned up landscaping, fresh mulch, updated address numbers and porch lights. “Choose a front door color that stands out from the crowd,” she said. “Teal, a confident yellow and black are great options and if you must do red, make sure it’s a bright one and stay away from burgundy.”

In the Meadows We Can Build a Snowman, Woman or Sculpture Contest!



January and February 2022!

This winter, build your best snowman, snowwoman or snow sculpture – take a pic and send to webmaster@llmsmhoa.org. In March, residents will vote online for the best in each category – and winners will receive gift certificates for ice cream. How cool is that? Enter as often as it snows!

Wanted: More fun and easy social activities like this for children, families and adults! We appreciate the interest shown by several residents to help organize simple activities throughout the year. The 2022 budget includes \$1,000 to support initiatives. Interested homeowners should submit a brief description of the proposed activity or event including date, location, audience, anticipated expense/revenue and amount requested. Send to president@llmsmhoa.org – and the Board will respond quickly.

–more–

******IMPORTANT******

Our retention pond is not safe for skating, sledding, walking or ice fishing. Homeowners are asked to please call the Troy Police **Non-Emergency** number, 248-524-3477, to report activity and request a patrol car to calmly and professionally assess the situation. Note: We reviewed our blanket insurance policy which will include additional liability coverage for 2022.

E-mail Communications: Our *Meadowlark* newsletter will transition to an electronic format and be sent via e-mail in 2022. Online copies can be accessed 24/7 on our website (www.llmsmhoa.org) and private Facebook page, too. E-mail addresses will facilitate speedy communications when needed for security matters and other timely information, too. Please be sure we have yours by sending to secretary@llmsmhoa.org. **(NOTE: If you cannot access email and wish to receive a printed copy, please make a note on your 2022 HOA invoice when you return your dues payment and we will get a copy to you.)**

The LLMSM HOA is still recruiting new members to our Board for 2022!

Your contribution of time, talent and ideas will keep our special neighborhood safe, attractive and appreciating in value. We welcome new residents, fresh perspectives, diverse and energetic volunteers.

Your commitment requires respectful participation in 4-6 evening meetings plus the annual meeting in the Fall; an understanding of the HOA by-laws, regulations, budget and goals; and the enthusiasm to be the collective eyes/ears/voice of the HOA leadership team.

The benefits of joining our Board:

- * Impact on neighborhood vitality * Meeting new neighbors*
- *Discounted dues (w/ requirements)* Personal growth and fun!*

In addition, our neighborhood benefits with a strong HOA:

- * Cost of annual HOA dues stay low through volunteer effort vs. hiring a management company*
- * Those making decisions impacting our neighborhood, live in our neighborhood*
- * The Board is accessible* Home values are maintained through active, responsive governance*

Our Board presently has 5 members; and can have 10. We will vote to elect a new candidate in January. **To apply, please send an email to president@llmsmhoa.org. Please contact any of us if you have questions.**

<u>Position</u>	<u>Name</u>	<u>Email Address</u>
President	Vacant	president@llmsmhoa.org
Vice President	Doug Koenke	vice-president@llmsmhoa.org
Treasurer	Gayla Houser	treasurer@llmsmhoa.org
Secretary	Girish Shah	secretary@llmsmhoa.org
Website	Matt Kukla	webmaster@llmsmhoa.org
Member	Bruce Davis	

Thank you, neighbors! Happy Holidays and Happy New Year!
The LLMSM HOA Board