



THE MEADOWLARK - SEPTEMBER 2024

*Hope to see you at our
2024 Annual Meeting*

Sunday, September 22 - 3 p.m.

(Rain Date: September 29)

Outdoor courtyard in front of Wass Elementary, 2340 Willard

You can walk, bike or drive! Picnic table seating or bring chairs

Agenda items include a summary of HOA activity for 2024; our financial report and 2025 budget projection; and – IMPORTANT - the election of new board members.

The following residents are seeking (re)election to two year terms commencing January 1, 2025:

Ponraj Shanmugam is the current Vice President of the Board and has served for two years.

Carol Woodard welcomes new neighbors to our community and was elected to the Board in 2022.

Karl Woodard is volunteering to take over Treasurer duties. (Our bylaws don't prevent spouses and we need the help!)

Our by-laws do require 5 and allow up to 10 members to serve on our board – and we are actively seeking new volunteers. We'd especially welcome representation from the newer families who have invested in our neighborhood – your property values will thank you! It would be great to have board members from all areas of Long Lake and Spring Meadows, too.

Everyone is busy, so board meetings are held approximately 4 times annually in the evening (but can be changed based on the pleasure of the board.) It's a great way to get to know neighbors, too! Will you please consider joining our Board? Please contact president@llmsmhoa for info and to be added to the ballot at the Sept. 22 Annual Meeting.

In other Board news...

Following feedback at last year's Annual Meeting, the Board engaged the **Hirzel Law** firm earlier this year to review policies and documents and provide a legal opinion on the use of the retention pond. The firm, which specializes in Michigan HOA law, said the retention pond "is not a lake and should not be used by anyone for recreational purposes such as swimming, fishing or ice skating." Attorney Tracy Danner-Bond said while the eight ground signs, constant HOA communications and increased (and more expensive) liability insurance coverage provide liability protections, the Board and all homeowners can be sued for any injuries or death. We again ask homeowners to call Troy non-emergency police at 248-524-3477 to report violations.

This past May, the company monitoring and treating the pond annually, Lake Pro, Inc. reported **the level of e-coli as "good" with 150 CFU/100ml** and within target range of <300 CFU per 100ml.

A smaller geese population may have contributed, thanks to the effort of **John Pale** who again coordinated the goose egg round up earlier this year in accordance with state guidelines and best practices. **Thank you, John, and good luck in your new home in Northville come September. Karl Woodard** will take over in the Spring.

The Meadowlark - Continued

While we hoped that piggybacking with our neighboring Stoneridge neighborhood would bolster business for our neighborhood garage sale May 7, the Board has decided to pass on a sub sale for 2025 but may consider for 2026. Homeowners, of course, can conduct their own at any time or use our private Facebook page to sell items. Thanks to **Sue Shereda** for organizing again this year.

There have been half a dozen home sales and new leases in our neighborhood in 2024. Welcome, new neighbors on Tucker, Spring Meadows, Cloister, Sweet and Standish! If we missed your moving van, please contact **Carol Woodward** at WelcomeWagon@llmsmhoa.org. Please be sure we have updated contact information, especially e-mail addresses.

A reminder that homeowners can call the City of Troy (248-524-3392) to trim tree branches and overgrown limbs and remove dead trees in the public right-of-way between our sidewalks and the street. The waiting list is long so please trim yours if you're able. This area must be mowed by homeowners and kept free of litter and debris, too. Please keep street and yard drains clog-free, too, especially when autumn leaves begin to fall and ole man winter returns. When the snow falls, please clear snow on sidewalks promptly for kids of all ages – and our pups.

Please respect City guidelines and HOA restrictions for storing recreational and commercial vehicles and boats in driveways and on our street. Also, trash/recycling should not be put at the street until the night before pick-up.

Have you noticed the **new solar lighting** that's softly illuminating the three entrance signs on Long Lake?

Boo! We'll again join and financially support the annual **Halloween Parade** produced by the Stoneridge Sub on **Sunday, Oct. 27**. Meet at 2 p.m. at Wass Elementary School and follow the Athens High School Marching Band through the streets and return for cider and doughnuts.

Good News for 2025 HOA Dues! **Our annual 2025 HOA dues will remain at \$90 - as you see from the enclosed invoice.** Our HOA represents 190 households in Long Lake and Spring Meadows; an additional 42 homeowners on Standish, Duke, part of Tucker and Custer will pay **\$50** for access and maintenance of the retention pond in 2025.

You can pay now by check or Zelle (epay@llmsmhoa.org) or schedule/file for payment later. By-laws require payment by January 31, 2025 – to avoid an 8% late fee. Your dues are subsidizing 5 homeowners who are delinquent, including three longtime liens. Please contact treasurer@llmsmhoa.org if you have questions.

E-mail Communications: Our **Meadowlark** newsletter and other HOA Board information is posted on our website (www.llmsmhoa.org) and private Facebook page, too (**LLMSM.**) **Additional information items will only be sent via e-mail** when warranted for security matters and other time sensitive information. *Please be sure we have an email for your household by contacting Girish Shah at secretary@llmsmhoa.org.*

We appreciate this recent note:

***“It has been a pleasure living in Long Lake Meadows for the past 35 years.
Thank you to the board for the hard work keeping the neighborhood thriving.
I am sure the new owners will be very happy in this neighborhood.”***

Doug Koenke, Girish Shah, Gayla Houser, Matt Kukla, Ponraj Shanmugam and Carol Woodard

For all inquiries: president@llmsmhoa.org