



**Monthly Newsletter**

**AUGUST 2020**

### **Yes, We Care That Much and You Should Too!**

First, Kudos to our residents that are doing a great job in maintaining their property landscaping. We have had a hot dry 2020 summer as our water bills will all show. These conditions are very hard on grass, flowers and bushes. Despite the weather, we have many homes with Better Homes and Gardens worthy landscaping. Thank you for your efforts.

The Board and many residents are becoming increasingly frustrated with the number of homeowners in the subdivision who are not doing any maintenance on their homes. This problem is causing the property value of all of our homes to decline.

In the Condominium Association Handbook under **Article VI USE AND OCCUPANCY RESTRICTIONS; ENFORCEMENT, section (g)** Maintenance of Improvements it states that "each co-owner shall keep their unit in good condition and good repair at all times. The exteriors shall be maintained in good repair so as not to substantially detract from the appearance of the Project as a whole or any area of the Project."

This statute applies not only to the exterior of your home but also to the upkeep of the yard. To protect the investments we have made in our homes, it is necessary that we begin to enforce this statute. Upkeep of your yard is more than just mowing the grass. Do you have an excess of weeds in your landscaped areas? Have your bushes been trimmed yet this year? Are you storing junk or trailers in your yard? All these instances will put you at risk of receiving a violation notification.

Please note what **Canton Township Ordinance Section 78-2** of states:

**78-2 (8)** Shrub and tree maintenance: All trees and shrubs must be kept trimmed so as not to encroach upon any public sidewalk or pathway. Clear headroom must be maintained of at least seven feet zero inches in height.

**78-2 (9)** Grass height: Grass in all landscaped grass areas shall not be permitted to grow higher than five inches in height.

The Canton Township Ordinance Official will be notified if there are homes in the subdivision where the grass is not mowed. Once you are notified, you have three days to get the lawn mowed. After that, if it is not done, the Township will mow the yard and charge the homeowner for the mowing.

Upon receipt of one of these notifications you will be given a period of time to bring your property into compliance. If you neglect to do so, the Board will hire the job done for you and you will be responsible for the applicable cost. If you think that you simply won't pay the bill, bear in mind that a lien is placed on any property that does not pay their annual dues or maintenance fines. You will be unable to sell your property until that lien is settled.

This is not a new rule to the subdivision; it is simply enforcement of an existing rule. Notices will be sent out beginning **September 18<sup>th</sup>** to any householders that are not in compliance. For most of us, our homes are our greatest investment. It is critical that we keep that investment safe, so we appreciate everyone's cooperation.

### **Board of Directors Outreach**

If you have not been contacted already, a member of the Board will attempt to contact you in the near future to give feedback to the board. Since we cannot have a face to face meeting in 2020, we thought this would be a good way to reach out to our neighbors.

### **Annual Report**

We expect to have an annual report for Tottenham homeowners by the end of September. The report will contain information on status of the budget, programs completed in 2020, projects and budgets anticipated for 2021, etc.

### **Fall Road Replacement Assessment**

Just a reminder, there is an annual road fee assessment in the fall of each year. You can expect an invoice in October for the road fee. The purpose of this fee is to accrue sufficient funds to replace the subdivision roads when they reach the end of their useful life.

### **Board of Directors Election**

Look for a ballot for Association Board of Directors in September. If you are interested in supporting the neighborhood by serving on the Board, please let us know by mid-September. The positions that are open in 2020 are President, Treasurer and Secretary. In 2021 the positions of Vice-President and Communications Director will be open.

**CHECK OUT OUR WEBSITE AT: [WWW.TOTTENHAMCOMMUNITY.COM](http://WWW.TOTTENHAMCOMMUNITY.COM)**