



Monthly Newsletter

SEPTEMBER 2020

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Community Outreach and Responses

Because of COVID-19, we were unable to hold our annual association meeting. As an alternative, the Board opted to reach out to as many neighbors as we could in August and September. We reached out to all 81 households (2 or 3 visits per) but were only able to contact about 25% of the homeowners.

We asked the following questions of the people we contacted:

1. What do you think the BOD is doing well and should continue doing?
2. What areas of improvement do you recommend for the Board?
3. What role would you consider filling on the Tottenham Board?
4. Would you be interested in volunteering in annual projects such as planting flowers or maintaining the common areas?
5. What is your preferred method of getting updates from the Tottenham Board?
Newsletter, Annual Meeting, Web Page, other.

Feedback we received is as follows:

All the homeowners felt we were doing a good and cost-effective job. We were applauded for road maintenance and snow removal. Respondents also liked the flowers in the front entrance and the Christmas lights in the holiday season.

A few people indicated that they would be willing to volunteer for summer projects. With few exceptions, no one was interested in serving on the Association Board of Directors.

Everyone felt the board was doing a good job of communicating and that we should continue using the existing communication methods. Most people did not know we had a web page or did not visit our web page with any regularity.

In the category of "Areas of Improvement" three items were mentioned:

1. A few people expressed concern about people exceeding the speed limit.
2. A few people expressed concern about barking dogs or loud parties.

3. Several people wanted the board to take a stronger stance on maintenance of homes and landscaping.

We will discuss possible solutions for all three areas of concern. Because the largest issue was property maintenance, we decided to address this area first.

After consulting with neighboring Associations and Township restrictions, the following requirements have been developed, and the board will be more assertive in ensuring that these requirements will be followed:

Tottenham Home Landscaping Requirements

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. (Condominium Association Handbook under Article VI USE AND OCCUPANCY RESTRICTIONS; ENFORCEMENT, section (g) Maintenance of Improvements.)

Specific requirements include the following:

- Lawns will be mowed on a frequency that keeps grass height at 5” or less (Canton Township Ordinance Section 78-2 (9)). Note this is for both improved appearance and good lawn health.
- Lawn maintenance should include edging and blowing grass clippings and leaves out of beds and off walkways.
- Lawns will be essentially free of weeds. Bare spots in the lawn will be re-seeded in a timely fashion.
- It is recommended that multiple fertilizer and herbicide applications be applied annually; timing depends on the grass variety and time of year.
- Annual aeration and over seeding of the lawn is also recommended but not required.
- Tree beds and flower beds shall be kept free of weeds.
- All trees and shrubs shall be maintained (trimmed/pruned) throughout the year, so as to not encroach upon any public sidewalk or pathway. All trees and shrubs must be kept trimmed so that there will be clear headroom (at least 7 feet) in height. Canton Township

Ordinance Section 78-2 (8). Note: Proper pruning aids plants in healthy, balanced growth, boosts their aesthetics and could even lengthen plant life

- Tree roots should be protected by 2-3 inches of mulch, stones or by sod/grass.
- No lawn debris can be placed/dumped in common areas.
- If homeowners use a landscaping service, the landscaper will be responsible for proper management of landscaping debris.

We will also be addressing basic building maintenance (Condition of window shutters, location of trash bins, etc.) and increasing enforcement in this area as well.

Requirements for Common Areas:

We have noticed that grass clippings and tree branches have been placed in common areas. Note that these practices are prohibited, and Common Area requirements are enforced by the Township and the State.

If you have any questions or would like to address other concerns, please feel free to reach out to the executive board through either our website: www.tottenhamcommunity.com or email directly at tottenhamHOA@gmail.com

Thank you.