



NEWSLETTER

APRIL 2023

HOA BY-LAWS AVAILABLE ON WEBSITE: WWW.TOTTENHAMCOMMUNITY.COM

ATTENTION!! SAVE THE DATE: THURSDAY, MAY 11TH 2023

Tottenham Homeowners Association Annual Meeting

Time: 7:00 pm

Location: Canton Public Library in the Friends Activity Room

There are important matters to discuss at the annual meeting that could impact home values and our quality of life in the subdivision. We will also review the 2022 financials and discuss possible improvements for 2023.

You owe it to yourself to attend the meeting so you are an informed resident and have the opportunity to address any concerns you may have. This is also a great opportunity to meet our neighbors and welcome new residents to our community.

By being present at the upcoming annual homeowners' association meeting. There will be a raffle drawing for \$100.00 off on the association dues at the upcoming annual meeting. The discount will apply to 2024 association dues. You must be in attendance to qualify.

Hope to see everyone at the upcoming Annual Tottenham Homeowners Association Meeting!!

Speaking of yearly dues.....

Interested to join the

E-board?

If you are interested in supporting the neighborhood by serving on the Board, please attend the upcoming Annual Meeting or send an email to tottenhamHOA@gmail.com **PRIOR** to the meeting to express your interests. This is also a discussion topic at the annual meeting. The positions that are open are President, Vice President, Treasurer and Communications.

Are you current on your Annual Dues?

The 2023 Annual Dues were mailed out to everyone in March. Those who are behind can expect to be receiving demand letters shortly. Not paying annual dues may result in a lien on your property. If you have any questions, or would like to arrange a payment plan, please contact the Treasurer via email gtmade@sbcglobal.net or via phone 313.806.2860. Thanks

SPRING IS HERE!! 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.

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 email tottenhamHOA@gmail.com

