

Royal Forest HOA (Phases 4, 5, & 6) Newsletter

July 2018

Greetings Homeowners,

The HOA board members desires all association members to be familiar with upcoming initiatives and to become more familiar with the information available on the HOA's website at <http://royalforesthomeowners.com/>.

Initiatives:

- We intend to replace the subdivision's street signs that are not the Royal Forest custom version; this action was deferred due to budget constraints.
- HOA Fees: Has remained at \$200 or less since the establishment of the HOA. We project that a 5% increase is required in 2019.
- To minimize costs, all future notices/newsletters will be posted onto the HOA's website.
- We also seek to ascertain interest in having street lights installed throughout our subdivision. A Board member will be designated to work with a committee of HOA members to obtain cost estimates and to identify the best options. NOTE: Anyone that desires to serve as a committee member is asked to contact us at royalforestboard@yahoo.com.
- While our HOA is overall responsible for maintaining the subdivision's roads, the Macomb County Road Commission will respond if enough of us complain. If you notice a street location in need of repair, call the commission at (586) 463-8671; their website also has a link to complete a form for needed repairs online at <https://roads.macombgov.org/Roads-Home>.

Trivia:

1. Did you know that the Royal Forest HOA (RFHA) owns and maintains 2000 ft on the south side of the entrance on Schoenherr and this common area extends about 250 feet on the north side?
2. Did you know that all exterior major improvements within the subdivision require RFHA approval? Inquiries should be submitted via royalforestboard@yahoo.com.

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As of May 16th, the following are our HOA's Board Members and their positions:

President	Lou Piccariello
Vice President	Craig Coger
Vice President	David Randolph
Vice President	Joe Crifasi
Treasurer	Gregory Giera

A note from the HOA Treasurer: The HOA last Water bill was abnormally high. Upon further investigation, it was determined that a \$4200 error was made. You can verify your bill's accuracy by checking the reading reported against the numbers on your home's meter. Contact the water department for any concerns.

I must note that we are appreciative of the years of support provided by three former HOA Board members; Ken Williamson, Glen Maccognone, and Greg Kiehle. They worked diligently to ensure our subdivision was maintained.

The HOA website URL and the HOA Board's email address is listed on the HOA Fee Invoice. The website contains a great deal of useful information; to include:

- The HOA's Bylaws
- A map of the subdivision
- Information related to HOA Board meetings; to include the minutes from the 2018 public board meeting
- Financial Reports
- Useful links

All of the subdivision's households should have received their annual invoice; please note that the HOA fees were due by July 8th; pay ASAP to avoid fees accumulating and possibly, having liens assessed.

The HOA Board asks that all questions and concerns be submitted via the Royal Forest Board email (royalforestboard@yahoo.com).