

Greetings Royal Forest Zone 4, 5, & 6 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 <https://royalforesthoa.com/>.

Initiatives/Useful Information:

- **Cost Containment:** To minimize costs, all notices/newsletters will continue to be posted onto the HOA's website. Just as each household is experiencing the effects of inflation, so has the services we use to keep up our subdivision. This board is doing everything it can to operate with the funds collected from our annual dues.
- **HOA Fees Statements:** This year's invoices will be mailed out by the end of May and are due by July 1st. Please note that the HOA fees must be paid by the due date to avoid late fees and possibly, having liens placed.
- **Subdivision Garage Sale:** May 18th and 19th, 2023; 9AM to 5PM
 - There is no cost
 - Advertising will be via: Signs at the 3 entrances, Post on Marketplace (so please post on your group sites to help get the word out), Post on Craigslist, and Post on nextdoor.com
 - Please contact Cindy Randolph at randolph73@comcast.net if you wish to participate so she can update counts on the posted sites and have your email address to communicate with you.
- **Front Entrance:** During the month of May, maintenance will be performed on the Sub Division's entrance, to include, beautifying the entrance island, maintenance to the front wall/fencing, and landscaping. **Please let us know if you are interested in volunteering help beautify the median area at the entrance.**
- **Lawn Repairs from Snow Plow Damages:** The contractor has begun repairing lawns damaged during the winter months; repairs should be completed within the next couple of weeks
- **Street Lights:** In every newsletter, we discuss needing volunteers for a street light initiative, we would really like to do that project, but need some people to take the lead working with DTE to get it done.

- **Street Repairs:** The HOA Board wants to avoid assessing each of the HOA's households to obtain funding to repair/re-blacktop the sub-division's roads; we estimate \$15,000 - \$20,000 will be needed. 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 road repairs online at <https://roads.macombgov.org/Roads-Home>. So please help us in this effort....
- **Seeking Legal Assistance:** If anyone knows of Royal Forest resident who is an attorney, the HOA's Board requests their assistance in providing light legal advice (i.e.: letters or guidance on issues).
- **HOA Website:** The HOA website (<https://royalforesthoa.com/>) 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
 - General Notices for the HOA
 - Financial Reports
 - Useful links
- **Tree Removal:** In accordance with Shelby Township's Code Ordinances, any tree removed from the boulevard (the grassy area between the street and the sidewalk) must be replaced with a tree with at least a 3" diameter trunk; prior to following August 15, this ordinance was not previously enforced however as of last year the Board has begun enforcement again. **Homeowners will be held liable by the HOA; failure to adhere to this policy will result in a lien being place on your property for the cost of replacing the removed tree.**

- Please see the list of those who are most delinquent in paying their HOA dues:

<u>Address</u>	<u>Total Due</u>
14112 Bournemuth Drive	\$5,371.92
13723 Timberwyck Drive	\$7,432.40
13879 Bournemuth Drive	\$7,038.48
13997 Bournemuth Drive	\$1,625.85
52174 Hanover Close	\$4,772.94
	\$26,241.59

- The following are our HOA's Board Members and their positions:

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

- The HOA Board asks that all questions and concerns be submitted via the Royal Forest Board email (royalforestboard@yahoo.com).
- We anticipate having a Royal Forest subdivision association meeting in the fall, please submit any topics you wish the board to address.

Fun Facts:

1. 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. All exterior major improvements within the subdivision require RFHA approval. Inquiries should be submitted via royalforestboard@yahoo.com.