

## 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/Issues:

- To minimize costs, all notices/newsletters will continue to be posted onto the HOA's website.
- **HOA Fees**: This year's annual fee of \$231.50 reflects a 5% increase from last year. The 5% increase aids in assuring the timely and effective management of the sub-division's bills and services. Please note that the HOA fees must be paid by the due date to avoid late fees and possibly, having liens placed.
- **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....
- **Front Entrance**: In the near future, maintenance will be performed on the Sub Division's entrance wall and fencing. Continued beautification initiatives planned.
- **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. To date, this has not been enforced. **However, effective August 15, 2021, homeowner's 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.**

### **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](mailto:royalforestboard@yahoo.com).
- 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 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
  - Financial Reports
  - Useful links
- The HOA Board asks that all questions and concerns be submitted via the Royal Forest Board email ([royalforestboard@yahoo.com](mailto:royalforestboard@yahoo.com)).