

## 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:

- In the near future, will be trimming or replacing much of the shrubbery at the Timberwyck Drive front entrance. Much of the shrubbery is over grown and in need of much needed care.
- HOA Fees: This year's annual fee of \$220.50 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.
- To minimize costs, all notices/newsletters will continue to be posted onto the HOA's website.
- 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....
- A **SAFETY** concern has emerged in our community. A young girl was bitten at the corner of Chipping Way and Bournemuth by a dog. It is imperative that each pet owner be accountable for their pet's actions and ensure that the safety of others is not violated. There have been instances where pets have broken loose from their owner who was not strong enough to control their pets and concerns exist that wireless fences may not suffice to restrain some pets. Please be mindful of these concerns and ensure that proper safety measures are exercised.

### **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; to include the minutes from 2019's public board meeting
  - Financial Reports
  - Useful links
- All of the subdivision's households should receive their annual invoice by the end of May 2020; please note that the HOA fees must be paid by the due date to avoid late fees and possibly, having liens placed.
- The following data was added at the request of HOA members who desired to know which HOA residencies were excessively delinquent in paying their annual HOA dues. Payment of these dues would greatly assist in the maintenance of our sub-division.

**NOTE:** Liens have been established on each of the following residences:

| <b>HOA Fee Delinquencies</b> |              |                    |
|------------------------------|--------------|--------------------|
| <b>ADDRESS</b>               | <b>LOT #</b> | <b>TOTAL DUE</b>   |
| 14112 Bournemuth Drive       | 188          | \$4,102.26         |
| 13723 Timberwyck Drive       | 213          | \$5,901.96         |
| 13879 Bournemuth Drive       | 223          | \$5,557.90         |
| 52174 Hanover Close          | 279          | \$3,579.08         |
|                              |              | <b>\$19,141.20</b> |

- The last annual meeting was held in October 2019 with nine HOA members in attendance. This was a significant reduction from the previous year's meeting on October 2018, which had eighteen HOA members in attendance (Reference: <https://royalforesthoa.com/rf-hoa-meeting-minutes>).
- The HOA Board asks that all questions and concerns be submitted via the Royal Forest Board email ([royalforestboard@yahoo.com](mailto:royalforestboard@yahoo.com)).