

## Greetings Royal Forest Phases 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:

### 1. Snow Plowing

- Please contact the board if there are any questions/issues with the snow plowing, **do not approach the Snow Plow vehicles as it is difficult to see in the dark and when it is snowy; we do not want any injuries.**
- This last snow there were a lot of cars parked in the street making it difficult for the plowing contractor to do a good job -- **please try to remove your cars from the street during a snow storm so he can do a good job and so you do not get plowed in.**
- **To be considerate to others please do not blow your snow into the street after it has been plowed** -- we spend a lot of money to get the streets plowed and have observed many people blowing the snow back onto the street after it has been plowed, it's pretty easy to see the offenders!
- Each spring we do a drive through to repair any unfortunate damages to lawns, if you want to report some damage feel free to email us at [royalforestboard@yahoo.com](mailto:royalforestboard@yahoo.com) and we will inspect in the spring.
- Salt is extremely expensive so we try to only use it when the conditions require it to avoid having to do an additional dues assessment.

### 2. Dues/Costs

- Defer entrance tree trimming to 18 months from 12 months.
- Defer fence refurbishing by 2 years.
- Defer refresh of mulch at the entrance to every other year.
- Board doing some maintenance activities versus using contractors.
- Repair/replace fencing on front walls.
- Seal front walls

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

ADDRESS	TOTAL DUE
14112 Bournemuth Drive	\$ 4,720.96
13723 Timberwyck Dr.	\$ 6,646.63
13879 Bournemuth Drive	\$ 6,278.49
13997 Bournemuth Drive	\$ 1,219.95
52174 Hanover Close	\$ 4,161.16
	<b><u>\$23,027.19</u></b>

- We are sure that everyone is feeling inflation pains, as is this board related to our budget. Gas, Groceries, etc. have all gone up, and so have 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, but there are a number of maintenance and special projects needed therefore continued juggling is being done, but at some point, we will need either a jump in annual dues or a one-time assessment.
  - Cost containment activities
  - Projects
3. Christmas Lights
- Any Christmas light installer referrals would be appreciated.
4. 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.
5. 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....

6. 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 placed on your property for the cost of replacing the removed tree.
7. An association Board meeting will be scheduled in the spring.
8. Please check the bylaws before having any major work done; there have been a few people that have violated causing grief for everyone.
9. 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:
  - o The HOA's Bylaws
  - o A map of the subdivision
  - o Information related to HOA Board meetings
  - o General Notices for the HOA
  - o Financial Reports
  - o Useful links
10. The HOA Board asks that all questions and concerns be submitted via the Royal Forest Board email ([royalforestboard@yahoo.com](mailto:royalforestboard@yahoo.com)).