

0. When is the vote for Phases 2–6?

Board Response:

Just like phase one there will not be a vote. New roads have been on the agenda for 15 years and they are starting to deteriorate faster every year. The drainage system will need to function properly before we have a vote on the roads.

1. Why wasn't there a vote for Phase 1?

Board Response:

Maintenance current / overdue maintenance does not require a vote as described by our community legal team. Not only was this advised by our legal representative but also township representatives.

2. Webster Excavating Contract

Board Response:

The contract with Webster Excavating and contractor bids was sent to Mark Brown on September 1st.

3. Oakland County Road Commission – Maybee Road

Board Response:

The Board has communicated with Oakland County regarding the Maybee Road drainage system. A work request has been filed with Oakland County. Their supervisor is scheduled to review the right of way along Maybee and determine the scope of work that will need to be completed. We will continue to follow up with Oakland County to verify their anticipated start date.

5. Assessment Collection

Board Response:

The assessment process was reviewed by the Association's legal counsel before it was implemented.

Due to the urgency of the flooding issues affecting another subdivision, the maintenance could not wait 12 months to complete this phase of the project. Addressing the situation promptly

was necessary to help prevent further damage and to move forward with the recommended improvements. A subdivision on Waldon was sued for a similar situation and lost. Insurance premiums increased due to this. It is our duty to protect the residents of the neighborhood.

6. Bid/RFP Process

Board Response:

The Board solicited request for bids to six subcontractors that were recommended by the project engineer. The subcontractors were sent drawings along with written scopes of work for bidding purposes. Several five declined to bid, while Webster Excavating submitted the proposal selected by the Board. Another contractor provided a verbal estimate that was significantly higher. It is very difficult to find a subcontractor that is willing to do this maintenance work of this nature. Webster Excavating is very respected by the Township and Oakland County. The Board will continue documenting the bidding process for future phases.

7. Overall Project Plan

Board Response:

The complete drainage improvement project is expected to occur over several years and will depend on engineering recommendations, available funding, permitting, and the condition of the drainage system. Because these factors may change, the Board is developing each phase individually rather than publishing a fixed long-term construction schedule.

8. Phragmites

Board Response:

The Board has discussed phragmites management with several lawn care companies. The disturbed areas have been stabilized and seeded, and the site will continue to be monitored as vegetation becomes reestablished. Because phragmites treatment is very expensive, the Board will continue to monitor the area and evaluate whether additional treatment is necessary based on future conditions and professional recommendations.

9. Future Maintenance

Board Response:

The drainage system will require ongoing inspections and maintenance to remain effective. The Board plans to continue routine cleanouts, vegetation management, and repairs as needed. Future maintenance costs will be included in the Association's budgeting process; however, just as the Association cannot know the costs of lawn and snow removal for years to come, it cannot estimate what drainage system maintenance costs will be in the future. What has been completed in Phase 1 will need minor maintenance every year to make sure trees and vegetation do not start to overtake the 16-foot swale indicated in the hash marks on the drawings. This cost will be very minimal if maintained on a yearly basis.

10. Monthly Progress Meetings

Board Response:

The Board provides project updates through newsletters, the Association website, Facebook announcements, and the annual meeting. The Board will continue to provide updates in the newsletter and on Facebook. The Board also notifies homeowners who are affected by the project. Because this matter involves routine maintenance, holding a meeting every month is unnecessary when there may be little new information to report. Instead, the Board shares updates as significant milestones are reached.

11. Virtual Meetings

Board Response:

The Board understands the convenience of virtual meetings and will evaluate their use for future informational meetings where practical. The Board has tried holding virtual meetings in the past but did not receive satisfactory service. Because there is significant preparation required for meetings, when residents have asked about virtual meetings, the Board has requested volunteers to assist with that effort. If you would like to volunteer or anyone else, you are welcome to do so.

12. Electronic Directory

Board Response:

The Board recognizes the benefits of an electronic directory for emergency communications and neighborhood information. Because contact information is personal, participation would need to be voluntary, and privacy concerns would need to be considered. If you would like to volunteer and participate in a poll regarding an online directory, or if you would like to help create a directory, please feel free to do so.

13. Lawn Crew Blowing Grass/Leaves into Common Areas

Board Response:

The Board has discussed this concern with the landscaping contractor. The contractor has been reminded to minimize blowing grass clippings and leaves into ponds, drainage areas, and common spaces whenever practical. The Board will continue monitoring the contractor's performance as part of its regular oversight. We all need to work together now so that everyone is aware of what we are trying to accomplish. Many people unknowingly have dumped lawn debris in these areas. We have debris services available through the garbage services that need to be utilized.

14. Damage to owners' lots during work

Board response:

The Association restored disturbed areas that were directly impacted by the Phase 1 drainage work. All access was done through the neighborhood easements. Restoration included grading, topsoil where needed, and seeding. Oakland County will do their final inspection when the seed has been established which should be soon. The work was completed as part of the overall project, and the associated restoration costs were included in the project contract and budget. The Board believes the restoration work was completed in accordance with the project's scope. Any remaining warranty or establishment items, such as seed growth, will continue to be monitored as appropriate. If any homeowner has concerns about the condition of their property related to the work, they should contact the Board.

15. How much did it cost the Association to have the letter from Clarkston Law Group drafted?

Board response:

The Association has not yet received an invoice for drafting the letter from Clarkston Law Group. The cost will be reflected in the Association's financial records if an invoice is received. Again, this is the whole purpose of a legal counsel to make sure we are protecting the interest of our community.

16. How many people have not paid for Phase 1?

Board response:

Eight homeowners have not paid for the Phase 1 assessment. Another homeowner is making payments due to financial hardship. One homeowner has not paid for this year's dues. The Association continues to work with homeowners who have outstanding balances and charge late fees.

17. Is the Board concerned that the new drain is a safety hazard for small children or a breeding ground for mosquitoes?

Board response:

The drainage improvements were designed by the project engineer and completed in coordination with the appropriate governmental agencies and meets all Oakland County Standard details. As with mosquitoes and other insects that may be present in the wooded common areas, there may naturally be bugs around areas containing water. This project did not increase the water volume. The water was either being discharged in Gemini Landing or slowly working its way into the detention pond. Parents are responsible for supervising their children around the drain, just as they are responsible for supervising their children near wooded areas or streets.

18. Is the Association liable if someone gets injured in the new drain?

Board response:

Like any common area within the Association, the drainage easement is covered under the Association's insurance policies, subject to the terms and conditions of those policies. The project was engineered, permitted, and completed in accordance with applicable requirements. Liability in any specific situation depends on the facts and applicable law and therefore cannot be answered in the abstract.