

HILLS OF WATERFORD – MAY 2009 BRIEF

GREETINGS!!

It has been a full year since the Board last communicated with the co-owners of the Hills of Waterford. Although personal commitments often take precedence, it is our goal to try and deliver at least a quarterly summary of items of interest.

With that, please find enclosed:

- 2009 HOW Board Members
- Accomplishments
- Tasks
- Events
- Concerns

2009 HOW BOARD MEMBERS

Please welcome the 2009 HOW Board Members that were elected in Sep-2008. ALL have been working diligently to address the numerous and varied community issues. These individuals VOLUNTEER their time while having full time jobs, families and homes to manage. Help is always needed, so if you would like to lend a hand, please contact us at board@hillsofwaterford.org.

Term Ends	Name	Street	Contact Info
Aug-2009	Randy Arsenault	Lockwood Dr	board@hillsofwaterford.org
	Judy Stadler	Sandlewood Ct	
	Patty Naef	Lockwood Dr	
Aug-2010	Kathi Walker	Sandlewood Ct	
	Donald Yearby	Driftwood Dr	

2009 ACCOMPLISHMENTS

- **Entrance Sign:** A long overdue project has finally been completed! We can now, finally see where we live!
- **Snow Removal:** "Grounds Maintenance" was selected as the new contractor for snow removal. Although there were a few bumps along the way, all issues were quickly resolved in order to successfully complete a season of record snow fall without any mailbox, lawn or vehicle casualties.
- **Ground Maintenance:** "Grounds Maintenance" was also selected to maintain the common areas. This encompasses caring for the common area grass, Court islands & entrance landscaping with fertilizing, mowing, weed removal, mulch maintenance, shrub trimming and spring & fall clean-up.

2009 TASKS:

- **Entrance lighting:** As the existing landscape lighting at each corner of the entrance is either broken or just doesn't work, it has been decided to install a post light that is reliable, durable and easy to service. These will be placed in the old entrance signs location.
- **Entrance landscape:** To further improve the appearance of the area surrounding our beautiful new sign, and the entire island, it has been decided to add shrubs, flowering plants and annuals in the coming weeks.

2009 EVENTS:

- **Community Yard Sale – 26, 27 & 28-Jun 9am-6pm:** Gather all those items collecting dust in the basement, attic and/or garage and set 'em up in the driveway to be sold. An opportunity to clear out those unwanted items and allow them to become another's treasure. Roads will NOT be closed. HOW will advertise in the newspaper, on the web and place a sign at the entrance. Items left over? If still good, contact Purple Heart at 734-728-4560 to schedule a pickup
- **Dumpster - weekend of 17, 18 & 19-Jul:** The dumpster will be located at the lift station, on the cement slab at Lockwood across from Fruitwood. Items MUST be broken down to maximize space and allow all to participate.
NO Tires; Cement-Brick-Stone; Dirt-Sand; Sod-Trees-Brush; Chemicals-Freon; Liquid Paint
- **Community Clean-up - 1st weekend of each month – Jun to Nov 8:30-10am:** Meet at the lift station at Lockwood & Fruitwood for some exercise, conversation and participation in the beautification of the neighborhood & adjoining wooded areas. Specific areas of greatest concern will be determined on the day of the event. Rain or Shine; dress appropriately – gloves, hat, pants, long sleeves, rugged shoes – plan to get dirty!
- **Oakland County Hazardous Waste Disposal:** 30-May 8am-2pm Oakland University; 12-Sep 8am-2pm TBD. For more info, go to the NOHAZ site at <http://www.oakgov.com/waste/nohaz/nohaz.html>
- **Tree/Stump Removal:** Each homeowner is responsible for healthy trees in front of the home between the sidewalks and street. Dead / unhealthy trees, shrubs and stumps are an eyesore and hazard. Therefore, homeowners are expected to remove and properly dispose of ALL corresponding trees, shrubs and stumps by 01-Jul-2009. Grounds Maintenance will handle any that have not been removed with the cost being charged to the homeowner. Affected homes will receive notification in May.
- **Homeowner Trees:** Each homeowner is responsible for at least ONE properly sized and variety of tree in front of the home between the sidewalk and street. Non-compliant homes must install a tree by 01-Oct -2009. Grounds Maintenance will handle any that have not been installed with the cost being charged to the homeowner.
 - + Tree diameter must be greater than 2-1/2 inches
 - + Tree height must be greater than 8 feet
 - + Tree variety must be Linden, Maple or Bradford Pear
- **Community Picnic 22-Aug 12-3pm:** Come meet your neighbors, share food, and experience some fun. Kathi Walker & Donald Yearby will be organizing the 2009 HOW Picnic. If you have ideas and/or want to help, contact Kathi & Donald at board@hillsofwaterford.org
- **Annual meeting 12-Sep 9:30am:** Officer Elections, financial and community review.

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CONCERNS

All homeowners must abide by the Bylaws and Rules & Regulations (available @ <http://hillsofwaterford.org/>) as agreed to at the closing of the purchase, or lease, of a home. Enforcement of the Bylaws and Rules & Regulations is in order to maintain a safe, attractive and pleasant community. **Speeding, harassment, dumping and/or destruction of property** in common areas or elsewhere will NOT be tolerated. Please report ALL incidents to the Police, InRhodes and HOW at board@hillsofwaterford.org so prompt action may be taken.

- **Violations:** The following are the most common violations which reduce home value, impact neighborhood appearance and deter potential home buyers:
 - Trash cans continuously stored in the driveway or side-yards
 - Items continuously stored in driveway and/or side yard – ladders, bricks, yard waste, trailers*, boats*
 - Rusted / Poor condition mailboxes and mailbox posts
 - Unpainted fences – ALL fences to be painted WHITE

*NOTE: Trailers & Boats allowed for 48 hrs. Contact board@hillsofwaterford.org if more time is required to avoid a violation.
- **Enforcement:** Letters indicating the violation will be delivered to the homeowner. After the 3rd letter there will be a charge of \$25, \$50, \$100 and then addressing of the board, which could lead to legal action.
- **Safety:** HOW night-time street lighting is produced by the home lighting located on the porch and garage. Lights are required to be illuminated from dusk to dawn, so please address your home lighting (bulbs & light sensor) to assure it is functioning properly. Please inform the board at board@hillsofwaterford.org if there is an empty home that is not illuminated, so it may be addressed.

OTHER

- **Mailbox Ads:** Per USPS: D041 Customer Mail Receptacles - 1.3 Use for Mail "No part of a mail receptacle may be used to deliver any matter not bearing postage, including items or matter placed upon, supported by, attached to, hung from, or inserted into a mail receptacle. Any mailable matter not bearing postage and found as described above is subject to the same postage as would be paid if it were carried by mail."
Stop Flyers & Ads by contacting the Waterford Annex at 248-673-3343. Provide the ad information and the date received.
- **Modifications:** Planning to make changes? Adding a fence, pool, deck, shed, etc., the HOW website contains the required forms and process to obtain approval at NO charge! http://inrhodes.com/forms/modification_request.html
- **Personal Signs:** Per the By-laws, NO personal signs for the purpose of advertising a home sale, garage sale, work, events, etc, shall be allowed on the entrance island. Any and all personal signs will be promptly removed.
- **Homes FOR SALE:** Be certain to inform the Realtor that the home must be listed as a site-condo which includes association dues, By-laws and Rules & Regulations.

SAVE THE DATES

