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## Long Lake Meadows/Spring Meadows Homeowners' Association

### *Spring / Summer Newsletter*

Web Site: [llmsmhoa.org](http://llmsmhoa.org)

April 2015

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#### **MEET YOUR BOARD - 2015**

Barb Vleko, Bruce Davis, Frank Faron, Grover Easterling Jr., Jeffrey Harden, Jim Gabrysh, and Sandy Paci.

The Board welcomes three new members: Bruce Davis, Grover Easterling Jr., and Jeffrey Harden. We look forward to working with these gentlemen.

Matt Kukla, while not being available to serve as a full-time Board member, will continue as Webmaster for the Association. Matt has been a member of the Board for approximately 13 years, and we hope you join us in thanking Matt for the time and effort he has contributed to our community while serving on the Board and as he continues to work with us as Webmaster.

Noted below is the list of Board officer positions and corresponding email addresses. When communicating with Board members via email, please be sure to provide your name, address, and phone number to improve the turnaround time on your request.

<u>Position</u>	<u>Email Address</u>
President	<a href="mailto:president@llmsmhoa.org">president@llmsmhoa.org</a>
Vice-President	<a href="mailto:vice-president@llmsmhoa.org">vice-president@llmsmhoa.org</a>
Treasurer	<a href="mailto:treasurer@llmsmhoa.org">treasurer@llmsmhoa.org</a>
Secretary	<a href="mailto:secretary@llmsmhoa.org">secretary@llmsmhoa.org</a>
Web Site	<a href="mailto:webmaster@llmsmhoa.org">webmaster@llmsmhoa.org</a>
Welcome Wagon	<a href="mailto:welcomewagon@llmsmhoa.org">welcomewagon@llmsmhoa.org</a>

For written communications, you may also correspond with the Board at the following address: Long Lake Meadows/Spring Meadows HOA, P.O. Box 1764, Troy, MI 48099-1764.

#### **2014 ANNUAL MEETING**

Attached are the minutes from the November 6, 2014 Annual Meeting. Please direct your questions, comments, or inquiries to the president via email. If you prefer, you may send a note to the Association's mailing address.

#### **2014 HOLIDAY DECORATING CONTEST**

Congratulations to the following winners:

##### *Prize winners - wreath decorating*

Thor & Elizabeth Kuczor, 5397 Cloister Dr.  
Richard & Dolores Gould, 5337 Crowfoot Dr.

##### *Honorable mentions - wreath decorating*

Michael Buchanan, 2314 Tucker Dr.  
Steven & Patricia Wachowski, 2347 Erickson Dr.

##### *Prize winners – light display*

Kamal J. & Sued Taktak Tela, 5026 Spring Meadows Dr.  
John & Renee Biber, 5216 Crowfoot Dr.

##### *Honorable mentions - light display*

Jim & Shannon Carrier, 2330 Palmetto  
Richard & Deborah Kennedy, 2371 Sweet

## **TREASURER'S REPORT**

The expense for the web site is cheaper if the Association pays in advance for two years' service vs. one year. The expenses for the pond and insurance are required per the By-Laws and the increase in expense is unavoidable. The Board, however, checks out other insurance companies every couple of years to insure coverage is adequate and cost effective.

The Board discusses the budget with baseline expenses (current year) and discusses the anticipated charges for the next fiscal year. The Board solicits bids for lawn service, for example, to insure the "price is right" and the level of service is that of what the Association expects.

A big "thank you" to the homeowners who have paid their dues in a timely manner. However, we still have a number of homeowners who are delinquent in paying their account statements for the current fiscal year and/or the past couple of years. Please contact the president and let us know how the Board can assist in payment arrangements. Our goal is to work with everyone. We understand that trying times may be continuing for some homeowners; and responsibilities to the Association will often take a backseat to more personal, important issues.

The Board cannot, unfortunately, assume all homeowners will pay dues (including special assessments; i.e. mailboxes in Spring Meadows), and in a timely manner. This issue has a major impact on the budget. All homeowners in the Association have an obligation to pay annual dues. A lien is placed on the home when dues have not been paid in a satisfactory timeframe.

## **NEWS WORTH KNOWING**

**New to the neighborhood** - Welcome! Through the volunteer efforts of Becky Garity and Sandy Paci, a community Welcome Wagon is up and running. Questions or comments regarding the Welcome Wagon should be directed to [welcomewagon@llmsmhoa.org](mailto:welcomewagon@llmsmhoa.org). If you prefer, you may send a note to the Association's mailing address. Please visit the Association's web site as it provides easy and convenient access to all Association documents and its Board. In addition, you will find useful information and answers to calendar events, annual dues, annual meetings, up-to-date messages from the Board, and FAQs. Established homeowners will find the web site useful, too.

**Moving out of the subdivision** - Please note that if you are selling your home, before or at closing, your attorney or real estate agent should require a document from the Board indicating your annual dues are current. This is commonly referred to as "proof of assessment payment for sellers." When you require this document for your home sale, please contact the treasurer by email or you may send a note to the Association's mailing address. Please allow at least two weeks to clear all files for bank closings.

**Expert for a day** - This program has been placed on hold temporarily, and we hope to revisit it later this year. All homeowners will receive a notice indicating the name of the contact person and necessary information as it relates to this program. Stay tuned!

**Retention pond** - Lake Pro, the company the Association has contracted to treat the pond, did their best to control the bacteria with chemicals last summer. Low water levels caused algae growth in the summer. Lake Pro will put the first treatment in the retention pond next month. Let us hope Mother Nature is not so harsh during the summer of 2015.

**New pond area signs** - In late fall 2014, the Board was advised by the Association's insurance company that the three signs currently displayed in the pond area are not in compliance with their safety requirements and need to be replaced. New signs meeting the requirements are being ordered and will be installed shortly.

**Use of the pond area** - While wanting to encourage homeowners to visit and enjoy the area surrounding the pond, we ask that you take your trash and leftovers with you when you leave and that you do not feed the "critters." According to the City of Troy, there have been problems with undesirable rodents in some pond areas. Food left lying around is an open invitation to problems none of us want to experience.

**Lawn maintenance** - Decorative Lawn Service will be mowing the common areas once again this year. They will also apply fertilizer to these areas (with the exception of the pond area) in the spring and fall.

The Board is reviewing a number of quotes received from landscaping companies. The landscaping company will oversee and maintain the four islands and the entrance on Saffron Drive. When the contract with a landscaping company has been signed, the information will appear on the web site.

**Good bug / bad bug** - Hope you find the attached article of “good bug / bad bug” informative—not all bugs are created equal!

**City ordinances** - Please remember that all homeowners are to comply with the ordinances the City of Troy has established. Noted below are common violated issues homeowners have provided to the Board in previous years. The excerpts are from the Code Enforcement section on the City of Troy web site. Please note that a complete list of questions and answers on these topics, as well as other code enforcement topics, are available on the City of Troy web site.

**How often do I have to cut my grass** - Lawn grass and weeds must not exceed 10 inches height. Ornamental plants and grasses are exempt. Lawns and grasses located between private property lines and roads is the responsibility of the adjacent property owner. This includes areas between sidewalks and roads and between fences and roads. If a fence in the back yard separates the property from the road, the property owner should maintain grass on both sides of the fence, up to the edge of the road.

**How early can I put my garbage out for pick up** - Trash, recycling and yard waste should be placed at the curb no sooner than 5 pm on the preceding day. Collection starts at 7 am on your trash day. Empty containers shall be removed from the curb within 24 hours after trash pickup.

**Can I store a recreational vehicle outside on my residential property** - In residentially zoned districts, recreational vehicles can be stored anywhere on the property for up to a 48 hour period. At all other times, recreational vehicles and equipment must be stored inside a completely enclosed building or located behind the front face of the house, and no closer than 3 feet from the side or rear property line. Recreational vehicles cannot be stored or parked on vacant lots.

**Can I put out signs advertising my garage sale** - These temporary signs are allowed on private property subject to certain limitations (refer web site for information). Signs that are placed in the public right-of-way (City property) will be removed by the City.

Soon it will be time when lawn mowers will be out in full force. Please note that homeowners, as well as private services who maintain the lawns of homeowners, should not leave grass clippings in the street. The clippings will have an adverse effect on the pond by clogging the system.

**Keep eyes and ears open** - Please continue to monitor your newspaper box to insure that advertisements, newspapers, etc., are removed. An empty box will alert those driving or walking in the subdivisions that homeowners want a safe neighborhood--all part of “neighborhood watch.”

**Door-to-door sales people** - It is that time of year when homeowners are looking to “spruce up” their homes. Please be aware of the “fly-by-night” individuals soliciting the work they “do”; for example, window cleaning, roofs, tree service, etc. Do your homework before you sign any contract or make payment as it may save you agony and disappointment.

## **WEB SITE**

**Feedback** - The Board is always interested in providing more value to our community through the web site. If you have suggestions to add content or to improve the homeowner's experience, please let us know via email at [webmaster@llsmhoa.org](mailto:webmaster@llsmhoa.org). You may also send a note to the Association's mailing address.

**Advertise with us** - Please consider advertising your own business or service on the Association web site. For \$10 a year (\$5 for kids), you can add your information with a link to our Community Marketplace. Babysitting, lawn care, home repair--whatever it may be--get the word out through us! Be sure to support our community by checking regularly for local merchants and service providers.

**Register your email** - In an attempt to increase communication and to reduce costs, we ask all new homeowners to send an email to [register@llsmhoa.org](mailto:register@llsmhoa.org) and provide the information noted below so our records can be updated.

1. Property owner's name/s on title (and occupant name/s, if different)
2. Property address and mailing address (if different)
3. Best contact telephone number (optional)
4. Best contact email address(es)

For established homeowners, if any of the information noted above has changed, please send an email to register@llmsmhoa.org. As a reminder, personal information as well as email addresses are not published. The communication of annual dues, annual meetings, and other official Association business will continue to be handled through the U.S. mail. Think Green!

**Do not forget** - Be sure to visit the web site frequently to insure you have the latest information regarding the activities noted in this Newsletter and what is new since the issuance of the Newsletter. As always, the Board welcomes your input. Feel free to reach out to the Board at any time.

### **UPCOMING EVENTS**

**Garage sale** - This year's garage sale is scheduled on Saturday, May 16, and a flyer is enclosed for your information. We will advertise in the Troy Times, other local newspapers, and Craigslist.

**Halloween parade** - Once again, the ghosts and goblins will arrive! Join your fellow spooky characters from Stoneridge 1 and 2 at Wass Elementary. More information to come closer to the event date; be sure to check the web site.

**Annual meeting** - The date and time for this year's meeting has not been scheduled as we are requested by the Troy School District to wait until the first of September to check the school's schedule. Once the date and time has been confirmed, information regarding the annual meeting will be mailed to each homeowner and will be posted on the web site. The meeting will give the Board an opportunity to look back at the past year's accomplishments, review expenses over the year, detail the Association's full financial picture, and answer questions or concerns.

As this is your meeting--the homeowners--we would like to reformat the agenda based on feedback from the homeowners. We would like to schedule a guest speaker for the meeting (i.e. someone from the police department to talk about security). If you have suggestions regarding guest speakers, send an email to the president or send a note to the Association's mailing address.

**Road Rally** - While not sponsored by the Association, a flyer announcing details of the Road Rally will be placed in the newspaper box in late October or early November.

**Holiday decorating contest** - This year's holiday decorating contest will be scheduled in mid-December. Look for a flyer in your newspaper box in early December with all the particulars.

THINK SUMMER!