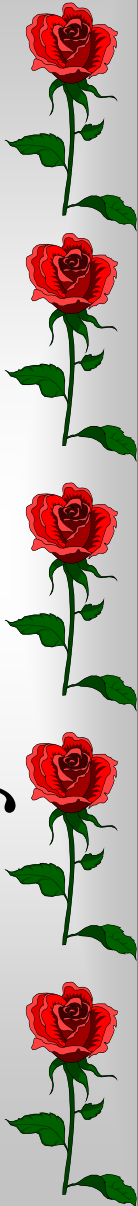


Volume 3, Issue 1

March 2002

Hickory Hills News



Hot Topics

If you don't read anything else (don't forget the proposed by-law change, ballot, reg), read this section!

Next General Meeting - 5/21/2002

The next General Meeting of the HHCA will be at the Ocoola Township Hall at 7:30pm on May 21st, 2002. The Township Hall is located on Latson Road, south of M-59, near the fire station. Agenda Items will include:

- | | |
|-------------------------|-------------------------------|
| Flag Lot Road Issue | Apple Valley Ct. Embankment |
| Motorcycle Amendment | Advertising in the Newsletter |
| Motorcycle Regulation | Recycling Program |
| Crest Multi Development | |

Is there a specific item you would like addressed at the next General Membership Meeting? E-Mail us at theboard@hickoryhillsca.com, send a letter, or leave a phone message. Agenda items should be thought out in advance, and phrased as a question to be answered by the board, or as a decision to be made.

2002 Calendar

General Meetings: Will be conducted bi-monthly on the third Tuesday of every other month. Dates for General Membership Meetings are:

5/21/2002	7/15/2002	9/16/2002	11/18/2002
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Board Meetings: Typically conducted in the months opposite the General Membership meetings. Please contact the board if you wish to raise an item or attend a board meeting.

Association Garage Sales: Will be conducted on the following dates this year.

May 16th - 18th, 9:00am - 4:00pm	Sept. 19th - 21st, 9:00am -4:00pm
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Association Party: Scheduled for August 3rd, 2002. Details to be announced.

Email Delivery of the HHCA Newsletter now available!

Now, get timely and interesting issues of the HHCA newsletter delivered directly to your electronic mailbox! If you would like to receive your copy of the Hickory Hills News via email, please send your email address to the board. As a special bonus, unit owners subscribed to e-mail delivery will receive their HHCA newsletter up to a week earlier than normal subscribers.

Website Update - Our Apologies

Due to certain unresolved technical issues, we've had problem getting the website updated, emails processed, etc. Hopefully by the time you receive this newsletter, the website will be current again, and we apologize for any inconvenience this may have caused you.

By-Laws Amendment Regarding Motorcycles

A petition to change the by-laws to allow unit owners to store and drive motorcycles on-premises was presented at the last General Membership meeting. Please read the amendment and analysis on the last page of this newsletter, and vote for or against it. Ballots may be returned by regular mail to the Association, or may be deposited in HHCA community mailbox. The HHCA community mailbox will be located on the left hand side of the outbound lane of the M-59 exit from the development.

The Hickory Hills Condominium Association Newsletter is published bi-monthly (well, mostly) by the HHCA.

Theboard@hickoryhillsca.com

P.O. Box 1075, Howell, Michigan 48844

(517) 540-6229

Online at www.hickoryhillsca.com



Admonishments, Remonstrations, and Reminders

Slow Down, Please

A number of complaints have been received regarding homeowners speeding down Laurel Oak and Hickory Hills Blvd. Although Livingston County Sheriffs have begun patrolling the streets, and have issued some tickets, the complaint level on this issue seems to be rising, rather than diminishing. The Association asks all unit owners to check your speed and obey all the traffic signs in the subdivision. If we continue to receive complaints at this level we will be forced to add more stop signs to Hickory Hills and Laurel Oak Boulevards, and ask the Sheriff's Department to step up their patrols. The 15-30 seconds you might save by blowing through the stop signs or going 45 mph through the sub aren't worth the life of any of our children. Please slow down.

Spring is in the Air!

And what does spring bring? A return to planting, gardening, landscaping, and weeding, of course. Oh, yes, and warmer weather. Perhaps you have shrubs that didn't survive the season, or plans to improve or redo your landscape. Please remember to utilize the services of ***Johnston's Farm & Composting, Inc.***, located ½ mile West of Argentine on Center Road! They accept grass clippings, soil, any kind of vegetation, really, and brush up to 10 inches in diameter. Drop off at \$7.00 per cubic yard, or \$1.00 per paper yard waste bag (such a deal!). While you're there, load up on rich compost from horse and cow manure, and composted yard waste at only \$15 per cubic yard. Not sure if they'll take your items? Give Gary Johnston a ring at 517-546-6271, Monday-Friday 8 am - 5 pm, Saturdays 8 am – 2 pm.

Fido Needs to Poop? Bring the scoop!

Our common areas are lovely, whether they are grassy fields, landscaped shrubbery, or natural areas of Michigan Prairie or Forest. They really need no decoration, especially those malodorous adornments left by our canine friends. Please remember to bring a scoop and bag to collect any souvenirs left by your pet, whether the deposit occurs on the streets, a neighbor's lawn, or on one of the common areas. Also, please observe the leash restrictions placed on dogs in this development.

Association Business - *A brief summary of Association management activities*

Board Activity Report

The board met on 3/19/02 and 2/20/02 to discuss association business and move various projects forward.

Committee and Officer Activity Report

Treasurer's Office

2002 Budget Accepted
\$20K Moved to CD
Checking Acct changed to Interest Bearing
Additional \$2200 in late dues collected
40 Late notices distributed

Architectural Control Committee

1 Plans submitted. 1 approved
New ACC Guidelines approved

Common Area Improvements Committee

No Activity

Secretary's Office

March newsletter prepared and distributed.
Four welcome packages sent out
Email Newsletter delivery initiated
Website billing issues, website downtime, email issues resolved.

Maintenance Committee

No Report

Violations Committee

See detail report, **Violations** section.



Violations

Please, do not leave Violation messages, anonymous or otherwise on the Association voice mail. The board will only accept violation reports at the General Meetings, or through a letter, and much prefers a letter, as discussions of these matters can at times be delicate. Violation submission forms are available online at <http://www.hickoryhillscsca.com>, or call the board at 517-540-6229 and request a copy.

List of Outstanding Alleged Violations as of 3/21/02

<u>Lot #</u>	<u>Violation</u>	<u>Status</u>
257	Split rail fence in and around yard.	Legal discussions continue
53	Motorcycle on premises	Pending motorcycle amendment

“To Arms, Two Arms!!!”



... HHCA Call to Action ...

The HHCA needs your help with the following:

Email Delivery of the HHCA Newsletter

E-mail delivery of the HHCA newsletter is now available. To receive your copy of the HHCA Newsletter electronically, please send an e-mail to the Board at theboard@hickoryhillscsca.com, stating that you would like to receive your newsletter via email. The association saves money on printing and postage for every newsletter we can deliver electronically, leaving more dollars for common area improvements and other projects..

Recycling Anyone?

A group of homeowners has approached Mr. Rubbish/Waste Management regarding starting up a recycling program here at Hickory Hills. To make it profitable, Mr. Rubbish requires at least 75 homes to participate in the recycling program. A small deposit would be necessary for a recycling bin that would be picked up every two weeks. Bottles, papers and plastics would be the typically recycled material. Mr. Rubbish would charge an extra \$3.00/month to cover the cost of collection. The Association endorses this effort, led by Lorin Olschanski , and encourages ALL homeowners to sign up for this program. To sign up, please send an email to recycleoski@yahoo.com, or call Lorin at 517-545-8092 and leave your name, address, and phone number.

Volunteer Committee Members Needed!

The board is in the process of aligning its operation with best practices for Community Association Management. To achieve this, several standing committees have been established and rules for their operation are being defined. The following standing committees are being established or reformulated:

***Architectural Control Committee
Violations Committee
Treasurers Committee***

***Maintenance Committee
Common Area Improvements Committee***

Each standing committee will be chaired by a Director or Officer of the Board. Membership will be drawn from the community at large. Committee chairs are actively in the process of defining the structure, roles, and responsibilities for committee members. If you are interested in serving on any of these committees, please contact the board at theboard@hickoryhillscsca.com or 517-540-6229. Committee involvement is a great way to get introduced to the issues and responsibilities of serving on the board, meet others in our community, and guide our community as it grows.

Community Chest

If you are a member of a community group or club, and would like to have a (brief) service announcement published in the HHCA Newsletter, email us at theboard@hickoryhillsca.com or call us at 517-540-6229, and we will do our best to accommodate you.

Parents of Children with Asperger's/ASD

A support group for parents whose children have been diagnosed with ASD or Asperger's syndrome was recently formed, and held it's first meeting. This is a friendly, informal group, that meets to discuss current issues, treatment options and educational interventions. Our next meeting is tentatively planned for Saturday, April 6th, 2002 at the Kids Kingdom in Ann Arbor. If you would be interested in attending and/or joining the group, please send an email to livingstonasd@yahoo.com, or call Sherman Marsack at 517-548-5477.

Howell Area Jaycees

The Howell Area Jaycees is THE premier service organization in this area. A nationally recognized chapter with a long and stellar history of community service invites you to join them at their next meeting. The Howell area Jaycees meet on the first Thursday of each month at the Howell Recreation center, on Grand River, West of Byron Rd.

Neighborhood Babysitters

The board maintains a list of youngsters and adults within the community that provide babysitting services. In the interests of privacy and safety, we provide the list only to bona-fide members of the community. If you or one of your youngsters wants to have their name distributed to community members as a potential caregiver, please call, write, or email the board. If you are a unit-owner in Hickory Hills, call us with your lot number and address, and we will happily send you a copy of the list.

Advertising in the HHCA Newsletter

The board is adding a page of advertisements to the HHCA newsletter, to help defray the cost of publishing. The plan is for a page of business card sized ads for \$25/issue. Preference/priority would be given to HHCA business owners, with any additional space being sold to local businesses who are interested in getting their message in front of HHCA members. If you have any comments on this policy change, or would like to have an ad for your business appear in the next issue of the HHCA Newsletter, contact the board via phone at 517-540-6229, or email at theboard@hickoryhillsca.com.

Living Well, Eating Better . . .

This section will be devoted to recipes, cleaning tips, and generally leading a wonderful life.

Honey, the Ancient Miracle Drug

Have you ever wondered how our ancestors got along without the benefits of modern medicine? No antibiotics, not even a single Extra-Strength gelcap to be found. One of the most useful substances available to the ancients was simple bee's honey. Not only did it taste great, but it could be applied to open wounds to prevent them from becoming infected! That's right, long before Neosporin, Bacitracin ointment, or Bactine, people used honey to seal, protect, and disinfect everything from scrapes and cuts, to amputated limbs. Honey's bacteriocidal (bacteria killing) and bacteriostatic (bacteria preventing) properties were known and documented by the ancient Egyptians, and have been verified by modern scientific study. Keep a jar handy for toast, peanut butter and honey sandwiches, to sweeten your tea, or to treat the occasional amputated limb!

Give someone you love the Raspberries!

We all know that we should eat more fruit, but all fruit are not created equal, at least in the eyes of modern nutritional science. Of the fruits you can eat, dieticians are recommending at least one serving of berries everyday, to help prevent cancer and a variety of maladies. In particular, raspberries were found to have the highest concentration of cancer fighting and health promoting substances (phyto-chemicals for the curious among you). We recommend freezing them in-season, and eating them year-round as toppings on ice-cream or waffles, in fruit-shakes, or fruit salads. Hmmm, looks like Yogi would have been better off, health-wise, with the roots and berries, and skipping those picnic baskets!

**Hickory Hills Condominium Association
General Meeting Minutes**

Date: 01/22/02 Location: Oceola Twp Hall
Time: 7:30 P.M. Type: Regular General Meeting

Attending: Sam Lafata, Greg Drais, Sherman Marsack, Donna Clements, Dennis Palka, Mike Kosla, McConnell, Nordeen, Porter, Baker, Ballou, Borowlic, Brackett, Alberts, Miller, Reynders, Thompson, Diebol, Eagle, Good, Gurney, MacDonald, Martin, Wikman, Willard, Wilson, Wojciechowski, Walker

- 7:33 Call meeting to order
- 7:34 Consent Minutes from General Meeting of 10/23/01 - Motion to Accept
Approved by voice vote.
- 7:34 Officer/Committee Updates
- Violations Committee
5 violations since last GMM. 2 outstanding.
 - Maintenance Committee
Voice Mail problems fixed
Any snow removal problems, please contact the board.
Babysitting list now available.
 - Architectural Control Committee
ACC Operational Guidelines Rewritten
 - Committee Reorganization
A brief review of the new and reformulated standing committees was performed.
Signup sheets at the back of the room were noted for committee signups.
Signup sheet at the back of the room for email distribution of the newsletter was also noted.
- 7:42 Old Business
- Berm Project Update
GD Builders now plans to complete their work on the berm when (if?) the ground freezes. When the ground is as soft as it has been it is very difficult for heavy construction vehicles to move through the area where the berm needs to go.
- GM Comments: - Ann MacDonald - This is still an issue for residents in that area, don't forget.
- M-59 Road Widening
Hugh Gurney (lot 10) (thank you Hugh!) reported on the content and format of the MDOT meeting regarding the M-59 widening project.
Andy Miller (Lot 218) reported that the Detroit News Online, Livingston County page carried info on the project.
- Back Dues - Ann MacDonald
Per Treasurer, \$3000-\$4000 is still outstanding.
- 7:50 Budget
The budget document produced by the Treasurers Office was reviewed and discussed. Treasurer agreed to include last years amounts for comparison for the next budget review.
Motion to Accept Budget was voted on, 34 Ayes, 1 Nay. 2002 Budget passed.
- 8:15 - 8:30 Flag lot Rd. Sam Lafata
Road down the hillside will be coming out, developer currently plans to to T road at the end of the houses , just up the hill. Basically up to us to decide on landscaping options; Walking path, Trees or Grass?
- GM Comments/Discussion
Betty Eagle - What about emergency vehicle access?
Response: Township/fire/police have no issues with proposed resolution.
Alberts (Lot 230) - Per builder, the plan is to renew the road once the last home is done.

By-Laws motorcycle amendment and ballot, last page

Tammy Lafata - Is it possible for the developer to put a turn around at the end of the road?

Response : That is the purpose of the T at the end of the drive.

- Item was tabled for further research.

8:30 - 8:35 Apple Valley Ct/Embankment

Current plan is to seed/landscape with native Michigan Prarie plant species.

GM Comments/Discussion

Alberts (Lot 230) - What about stabilizing the slope?

Response: Not certain what, if anything, other than plant roots will be used to stabilize the slope.

8:35 - 9:00 New business

Victor W (Lot 220) - Issue: Stop Signs are not illuminated. Difficult to see at night. Can we do anything about that?

Response: D.Palka will look into reflective lettering/tape/etc to improve visibility.

Andrew Miller (Lot 218) - Snow plow contractor - Doing a good job, but is driving way too fast in the sub.

Response: D. Palka will contact contractor and advise him to check his speed.

???- Designated common area between lots 217 and 218 is overgrown and weedy.

Response: Will be added to the common area maintenance plan.

??? - Concrete/building debris dumped by GD Builders

Response: S. Lafata will contact GD and ask them to cleanup the lot.

Andrew Miller (lot 218) - Very concerned about salt runoff to phase V pond. Also, noted that in Maryland, a salt/sand mix was used to good effect with less environmental damage.

Response: Board is somewhat limited to services contractors offer. Will investigate for next year.

Alberts (Lot 230) - Any chance of getting a traffic signal at M-59/Eager Rd. intersection?

Response: (Per Ann MacDonald) Tim Macdonald had looked into this in the past and a study has been done by either the Township or MDOT. No movement on the issue, but believe since M-59 is such a heavily traveled corridor that there is not likely to be any change until the M-59 widening.

Nordeen - Snow plowing - any chance we can get snow pushed on the cul-de-sac to the empty lots, instead of in front of the pile of construction sand? Causes problems for the homeowners.

Response: D. Palka will contact contractor and make wishes known.

??? - Open Shutoff valves on Laurel Oak - snow plowing has popped the covers off of the shutoff valves.

Response: D. Palka will contact snow plow contract to find the shutoff valve covers and have them reset.

8:45 - 9:00 Motorcycle by-laws petition

Lew Willard presented a petition signed by 200+ homeowners requesting a by-laws change to permit unit owners to drive and store motorcycles on the association premises. Wording and legal implications of the by-law change will be reviewed and ballots issued to members in time for the next GM meeting.

9:00 - 9:05 General Announcements

Committee signups available at back of room

GM Meetings will be moved to a bi-monthly schedule, third Tuesday of every month.

Baby sitters list available, back of room.

9:05 Adjournment

Motorcycle Amendment and By-Laws

As mentioned previously, a petition to amend the by-laws to remove the restriction on motorcycle operation in the subdivision was received by the Association. Since the petition had more than the required minimum number of signatures, the amendment is being put to a vote of the general membership. The Association by-laws require a majority of 66-2/3 percent of units voting in favor of the amendment for it to be adopted. That means approximately 200 unit owners must vote affirmatively. Over 200 unit owners signed the petition to amend the by-laws, so the Board fully expects the amendment to pass, however YOU MUST STILL register your vote in favor of, or against the proposed amendment. If the Board does NOT receive at least 200 votes in favor of amending the by-laws, despite the petition, the amendment cannot be adopted. **YOUR VOTE COUNTS**, here, more than anywhere else.

Since the amendment would allow a new class of vehicles to be operated with-in the boundaries of the subdivision, some thought had to be given also to limitations that should be placed on the operation of motorcycles within the boundaries of the development. Accordingly, the Board has put together a regulation that restricts the operation of motorcycles to the roads (sorry, common areas cannot be used for dirt-biking), driveways, and garages in the development. The proposed regulation is being disseminated for comments and consideration by the General Membership, and will be discussed at the next General Membership Meeting. It is NOT part of the amendment, but will be voted on by the board for adoption presuming the amendment passes.

The next page contains the ballot that should be returned to the board, no later than April 30th, 2002.

Postmark Before 30 April 2002
Postmarks after 30 April 2002 will not be counted.

VOTER IDENTIFICATION [1 vote per unit]

Name: _____,

Address: _____,

Unit #: _____, City: HOWELL, MICHIGAN USA 48843

Voter Signature: _____

Date: _____

INFORMATION FOR VOTE:

A restriction within the original Bylaws states at Article VI, Section 22, "Motorcycles shall not be permitted on the Condominium Premises". A co-owner circulated a petition in order to remove the prohibition against motorcycles and to add language that limits motorcycle usage as follows, "MOTORCYCLES SHALL ONLY BE PERMITTED TO BE RIDDEN ON ROADS AND DRIVEWAYS FOR INGRESS AND EGRESS. THE TERM "MOTORCYCLE" SHALL BE DEFINED BY THE BOARD THROUGH REGULATION". The petition appears to have generally met the requirements of the Bylaws, Article XVI, Section 1. Results to be announced at next General Meeting or possibly earlier in the Newsletter.

VOTE BY PLACING AN "X" IN THE BOX
VOTE FOR ONLY ONE
{IF YOU VOTE FOR BOTH, IT WILL NOT COUNT}

[1] DO NOT CHANGE THE ORIGINAL BYLAWS THAT STATE, "Motorcycles shall not be permitted on the Condominium Premises".

OR

[2] REMOVE THE RESTRICTION ON MOTORCYCLES AND ADOPT THE FOLLOWING LANGUAGE TO REPLACE IT, "MOTORCYCLES SHALL ONLY BE PERMITTED TO BE RIDDEN ON ROADS AND DRIVEWAYS FOR INGRESS AND EGRESS. THE TERM "MOTORCYCLE" SHALL BE DEFINED BY THE BOARD THROUGH REGULATION".

MAIL TO - **HHCA**
PO Box 1075
Howell, MI 48844

MUST BE POSTMARKED BEFORE 30 APRIL 2002

POSTMARKS AFTER 30 APRIL 2002 WILL NOT BE COUNTED

1. **Licensed Vehicles.** Only motorized vehicles that have an appropriate motor vehicle license and/or registration as issued by the Secretary of the State of Michigan shall be permitted ingress or egress along the common area within Hickory Hills that is utilized as roads. So-called off-road licensed vehicles shall not be permitted to be driven under their own power at any location or for any duration whatsoever within Hickory Hills.
2. **Motorcycle.** The Board defines a motorcycle to be a two or three wheel vehicle with an internal combustion engine that has a displacement of 50 cc or more. Motorcycles are also subject to the same rules that apply to all other motorized vehicles {For example: a motorcycle shall count as one [1] vehicle under Article VI, Section 22}.
3. **Moped.** *Motorcycle* does not include within its definition the class of vehicles that are commonly referred to as *mopeds*. A *moped* is hereby defined as a two or three wheel vehicle with an internal combustion engine that has a displacement of less than 50cc.
4. **4-wheel all-terrain-vehicle.** The 4-wheel all-terrain-vehicle [or ATV] is not permitted to be driven anywhere or at any time within Hickory Hills and it should be hauled with a trailer or towing apparatus. However, they may be stored in your garage.
5. **Common areas.** No motorized vehicles whatsoever shall be permitted on or within the common areas {except for the [1] paved roads and driveways and [2] for access authorized by HHCA Board for construction and/or maintenance } for any reason whatsoever. In specific instances, the HHCA Board may grant Limited License for a specific purpose that is of a limited duration.
6. **Parking in Right-of-Way.** Parking within the right-of-way in the area immediately adjacent to either M-59 or Eager Road is forbidden and subject to fines of \$25.00/day for Hickory Hills residents if the vehicle is not moved within 24 hours of receiving an HHCA Warning {The Sheriff may also tag the vehicle, issue a fine, and impound the vehicle (with towing and storage charges)}.
7. **Pedestrians.** This is a safety concern. Vehicle drivers shall respect pedestrian traffic. Please slow down, drive slowly, and give all pedestrians the right of way. Be aware of the traffic signs and speed limits within Hickory Hills.
8. **Storage.** Motorcycles and any other motorized vehicles shall not be permitted to be parked outside except on a temporary basis. Motorcycles shall not be permitted to be stored anywhere other than inside a closed garage. Only cars and suv's may be parked in unit driveways overnight.
9. **Neutral.** This regulation is enacted on behalf of all co-owners of Hickory Hills and is intended to be applied equally and fairly to each-and-every resident and/or co-owner and without any bias or prejudice. To the extent that some residents may feel that it is not fair, you may write the HHCA, P.O. Box 1075, Howell, MI 48844.

Approved [date]- []/[]/2002
Published [date]- []/[]/2002