

HICKORY HILLS NEWS

The Hickory Hills Condominium Association

Newsletter is published by the HHCA

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Next General Meeting

The next General Meeting will be at the Oceola Township Hall at 7:30pm on Tuesday, June 15, 2004. It would be great to see a larger turnout of co-owners at these meetings, since input and participation can only improve our association.

Because of the poor turn out at our General Meetings, the Board has decided to hold only 2 meetings a year: in January and in June.

Election of Board Members

Again, we had a poor response for the nomination and election of HHCA Board members for the years 2004-2005. All 297 co-owners received a ballot by mail and only 52 were returned or submitted at the January general meeting. **Remember, your Association is only going to be as good as the Board members you elect!**

Elected Board Members

Dennis Palka, President

Michael Kosla, Vice Pres.

Donna Clements, Treasurer

Judi Smith, Secretary

Bob Schiebold, Director

Garage Sale Dates

Friday and Saturday, May 7th and 8th and September 10th and 11th, from 9 AM to 4 PM. An ad will be placed in the Livingston County Press and Argus. Anyone interested in putting up signs and getting balloons, please contact the board.

Pets

Please remember that pets need to be confined on the owner's property or on a leash at all times. We've had several incidents with animals running loose in the association. This can be a dangerous situation for children, runners, bikers, etc., as well as for the animals.

Remember, the common areas are for everyone's use, so please clean up after your pet. **It is a violation to leave your pet waste.**

Purchase of Lot # 66

In case you were unaware, the Developer of HHCA, M-59 Inc, decided to sell off lot #66, located on Hickory Hills Blvd. at the M-59 entrance to our subdivision. A Realtor listed the lot at \$49,900. The Board contacted Jim Boldrey, President of M-59, and he agreed to sell it to HHCA at a greatly reduced price to preserve the appearance of the subdivision entrance. The Board believes that allowing a house to be built at that location would negatively affect the appearance of the subdivision, for obvious reasons. The Master Deed will be changed to include Lot #66 as common area.

Our thanks to Mr. Boldrey from the Board, for doing the right thing!

Swimming Pools

Remember, above the ground swimming pools are not permitted! Violations will be vigorously enforced! The Board will file a complaint with the Livingston County Building Department for enforcement action. Per our attorney, we will also file a class action lawsuit against any and all violators. This is a safety and liability issue. The State of Michigan Residential Building

Code defines a swimming pool as any structure intended for swimming or recreational bathing that contains water over 24 inches deep. Notices of violation were sent to 21 co-owners. Those violations are still on file and in effect; the Board does not have to send out any further warnings to them.

Those with wading pools (less than 24 inches) must contact the Board with a waiver of liability. Please call for details.

Our insurance carrier has notified the Board that, in the event of an accident, Board members could be personally held liable if applicable by-laws are not enforced.

Management Company

Because of the lack of support from residents, the Board has looked into hiring a management company to do the work that the Board is currently doing; i.e., maintenance, dealing with contractors that perform the various maintenance for the subdivision, collecting dues and paying the various bills, sending out late dues notices, placing of liens, violation letters, scheduling general meetings, sending out news letters, answering the various questions from co-owners and others via the telephone and e-mail, setting up the garage sales and picnics, etc., etc. The by-laws state that Board members shall not be compensated! Due to the lack of participation from residents, this has become a very time-consuming volunteer job for many on the board.

According to our by-laws, HHCA still has to have a Board to make the decisions needed for a safe and efficiently run community and to oversee a management company, if one is hired; however, with a management company, the time required by the board members would be drastically reduced. The cost for having a management company oversee these matters would be approximately \$7.00 per month, or an additional \$84.00 in dues a year, per homeowner over and above the \$180 we are currently paying.

The Board has the authority to hire a management company without calling for a special meeting to get approval. We may do so since attendance at the meetings is so poor anyway. Although we would really like to have more

input and assistance from residents, we have never had a good response to our repeated requests. Please contact the Board and let us know what you think. This is a serious matter with a financial impact on everyone.

Hickory Hills Blvd & Laurel Oak

In case you were wondering why the road has been torn up so long at this location, it is because the water department repaired the water valves. Unfortunately, all of the asphalt companies were closed for the winter season. So we have had to look at a mess for six months!

Stop Signs

The Board will have reflectorized stop signs installed this summer, in place of the original non-reflective stop signs.

Reminders

- Please clean up your grass clippings and other debris from the roadside gutter. This material accumulates in our storm system resulting in costly clean up and maintenance, which we pay. Vegetation growing in the seam between the concrete gutter and asphalt road surface permits water seepage that, in turn, causes the heaving and cracking of the asphalt.
- A babysitter list is maintained by the Board for families in the association in need of babysitters. We provide the list only to members of the association. If you would like a list of potential sitters, please contact the Board and we would be happy to send you a copy. If you are a babysitter and would like to be on the list, please contact the Board so we may add you to the list.
- Summer storage of boats, trailers, etc., is prohibited by the association by-laws. Boats and campers may be on the premises for maintenance and cleaning, not to exceed 72 hours. Exceptions may be requested by contacting the board.

- The Condominium Buyer's Handbook is available for viewing on the website. Remember that when you sell your home, it is your responsibility to pass the Buyer's Handbook on to the new buyer. If you wish to purchase a new copy of the Handbook, they will be available at the next General Meeting.
- Co-owners are responsible and liable for dead trees on their lots. Busy Beaver Tree Service (517-404-2938) has provided satisfactory service at very competitive rates. They are insured.

Attention New Association Members:

If you haven't already done so, please contact the Board with your name, address and phone number, so that they may update the records and send you out the most recent newsletter and a welcome packet.

FYI

The lot at the bottom of Apple Valley Ct. that was supposed to have a home built on it last summer was sold again. A new builder will be building on it this spring. This brings the total number of homes in the subdivision to 297.

ATTENTION: BIRCHWOOD STREET RESIDENTS

A "NO OUTLET" sign has been purchased and will be installed at Birchwood and Laurel Oak to assist with the traffic problem brought to our attention by residents on that street.

4/15 newsletter: