

# HICKORY HILLS NEWSLETTER

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April 2005

## HICKORY HILLS CONDOMINIUM ASSOCIATION

P.O. Box 1075  
Howell, Michigan 48844  
(517) 540-6229

**Dennis Palka, President**

**Mike Kosla, Vice President**

**Donna Clements, Treasurer**

**Judi Smith, Secretary**

**Bob Schiebold, Director**

**Lew Willard, Area Coordinator**

**Ernie Good, ACC Committee**

**Chuck Rollins, ACC Committee**

**Pat Pasfield, ACC Committee**

**Bridget Bishop,**

**Recreation/Playground Committee**

**Bethany Bean,**

**Recreation/Playground Committee**

*Hello all Hickory Hills Condominium  
Association Co-Owners!*

The dates for the annual subdivision garage sales are May 13 and 14, 2005, and September 9 and 10, 2005.

## GENERAL MEETING

We will be holding the next General Association meeting of co-owners on **Tuesday, June 21, 2005, at 7:30 p.m.** at the Oceola Twp. Hall. Please plan on attending! *Your support is necessary for a well-managed and effective HOA.*

*We will be holding an election of officers. Please remember that we need a quorum consisting of 74 co-owners, including people present, absentee, and proxy ballots in order to have a valid election.*

The following officer is seeking re-election: Robert Schiebold. Dennis Palka, the current president, will be coming off the Board, leaving a second open position. If you have the time and would like to serve in some capacity, whether on the Board, Board Advisors (co-owners who really do not want the responsibilities of a Board Member, but want to help with input), or the Architectural Committee, please contact the Board. Please see the attached ballot.

### PLAYGROUND UPDATE

Donations for the playground area are very much appreciated. To date, we have received \$150.00 in donations. We are still accepting donations, as they are greatly needed to make improvements to the park area. If you wish to donate, please make your checks payable to HHCA and in the memo write playground.

## IMPORTANT INFORMATION



We have recently put four additional liens on properties for nonpayment of association dues. Five previous liens are going to HHCA's attorney.

When selling your home, please contact the Board and request the name and phone number of the association treasurer so that it can be given to the real estate agent and title company so that closing can be completed in a timely manner. Frequently, title companies call the Board phone number or leave email messages asking for an *immediate* response to provide a dues payoff letter or a condo certificate. As you know, all Board Members are volunteering their time and many work full time jobs. We do not listen to the messages every day. If you contact us ahead of time, we can have this information for you early and facilitate your closing.



The Board would like your input regarding a change in the by-laws to require association dues payments yearly instead of quarterly. This would cut down greatly the amount of work for the Treasurer and Secretary, both of whom, as you know, volunteer their time. Many have suggested that the dues be payable yearly, in the spring, so that they are not due at Christmastime.

- ❖ With warmer weather here, please remember to slow down while driving through the subdivision as our children are out playing and do not always watch for traffic.
- ❖ Please remember when walking your dog that it is your responsibility to clean up after it. Children play in yards, common areas and even the streets. We do not want any of them dirtied or infected from animal excrement.

If you have a sewer grate in front of your home or in the common area next to your home, please help by keeping it debris free so that water can drain properly.

For your information, all the ponds are treated with AquaShade at the beginning of each summer to cut down on algae growth and build up.

With summer approaching, please remember that, if you are having a party, your neighbors may not appreciate loud music late into the evening. If you are the objecting neighbor, do not call a Board member to complain. *Disturbing the peace is a police matter* and the Board has no authority to intervene.

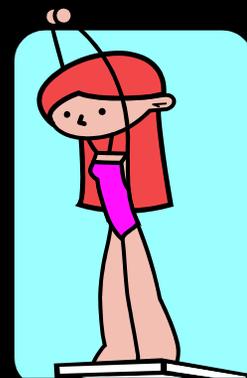
The playground structure is up at the corner of Hickory Hills Blvd. and Laurel Oak Drive. This structure is for children 5 to 12 years of age and is not intended for larger, heavier children older than that. Signs will be posted in the near future indicating the hours for park use, from 9 a.m. until dusk.

FYI to new residents: There are two general association meetings held; one in January and the other in June. This is the first of two newsletters sent out bi-annually; the second one will be sent in November.

If someone new moves in near you, please give him/her/them the association phone number or email address so that they can contact the Board and be placed on our mailing list. We are not notified when a house sells or when new people move in.

If you have any ideas on community improvements, please do not hesitate to contact the Board. **Please plan on attending the general meeting as your input is needed!**

**Remember, above the ground swimming pools are a violation of the by-laws. The Michigan state code defines a swimming pool as “any structure intended for swimming or recreational bathing that contains water over 24 inches deep”. To provide a safe environment for all of our young children, we urgently recommend that any shallow wading pools are emptied at the end of the day and are *never left unattended.***



*The entire Board wishes all of our neighbors a safe and happy summer!*