

HHCA

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APRIL 2008

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Andrew Miller, President
Advisor

Dennis Palka,

Richard Taylor, Vice-President
Advisor

George Thompson,

Donna Clements, Treasurer
Coordinator

Lew Willard, Area

Judi Smith, Secretary

Doug Moore, Volunteer

IT'S ELECTION TIME!

Once again, it is time to vote for the individuals you would like to represent you on the Board. 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. If you have time and would like to serve in some capacity, whether on the Board, Board Advisor (co-owners who really do not want the responsibilities of a Board Member, but want to help with input), or the Architectural Committee, please see the attached

JUNE GENERAL MEETING

We will be holding the next General Meeting of co-owners on **Tuesday, JUNE 17, 2008, at 7:30 p.m.**, at the Ocoala Township Hall. Please plan on attending! Your support is necessary *for a well-managed and effective HOA.*

NEWSLETTER

*** CONGRATULATIONS***

to Richard and Dawn Munro, winners of the Christmas Decorating Contest!

Nice work!

DUES INCREASE

Homeowners,

As we all have probably noticed, the condition of the roads within our community has steadily deteriorated over time at a rate faster than our savings can keep up with. Through heavy equipment, increased traffic, and improper sump pump drainage, our roads will need to be repaired beginning this summer.

In order to keep up with the costs involved with this ever-increasing cost, the Board of Directors (using its ability as stated in Article II section 2 of our by-laws):

...Should the Board of Directors at any time determine, in the sole discretion of the Board of Directors: (1) that the assessments levied are or may prove to be insufficient to pay the costs of operation, management, maintenance and capital repair of the Condominium, (2) to provide replacements of existing Common Elements, (3) to provide additions to the Common Elements not exceeding Twenty Five Thousand (\$25,000.00) Dollars, in the aggregate, annually or (4) in the event of emergencies, the Board of Directors shall have the authority to increase the general assessment or to levy such additional or special assessment or assessments without approval as it shall deem to be necessary...

has voted unanimously to increase dues as of January 2009 by \$100 dollars a year for a total of \$300 dollars per unit per year. The increase will go DIRECTLY to the Road Repair Fund as a supplement to the \$20,000 dollars per year we already set aside.

This equates to less than \$2 dollars per week and is significantly easier to digest than the other option of a special assessment.

Thank you for your cooperation.

DATES TO REMEMBER

GARAGE SALE DATES

May 16th and 17th
September 12th and 13

OCEOLA TOWNSHIP CLEANUP

Saturday, May 17th from 9:00 a.m. to 1:00 p.m.
*A perfect time to get rid of unwanted items
and get your yard looking great for summer!*

TRASH REMOVAL

After much discussion regarding the wear and tear on our roads, the Board would like to suggest to you, the homeowner, to pick one of the following two companies for your trash removal. Our goal is to reduce the wear and tear on our roads by cutting down on the number of large trucks driving in our sub. Of the trash companies currently coming through our sub, Superior and HMS offer the most for the best price.

Superior:

*HMS:

\$33.00 per quarter w/o 96 gallon cart (weekly trash pick up; free large item per month)

\$39.00 per quarter w/96 gallon cart.

\$ 2.00 per yard waste bag

**Also, HMS takes recycled materials (picked up bi-monthly) to a recycling facility and yard waste to a compost farm.*

SUPERIOR SANITATION: (810) 227-1298

\$33.00 per quarter w/o 95 gallon cart; up to 4 cans of your own or 12 kitchen bags (weekly trash pick up)

\$39.00 per quarter w/ 95 gallon cart; plus 1 can or 4 kitchen bags.

Includes 2 bags of yard waste per week at no charge (\$1.00 per additional bag must be called in advance)

WEBSITE

If you have a special trade you would like posted on our website, email us!

Also, we are looking for someone to update our website from time to time. If you have experience in this field, please contact us!

VIOLATIONS

The following units are behind in their association dues by a minimum of one year:

2	35	92	152	223
15	37	99	158	261
19	51	113	170	263
24	58	114	179	270
28	62	115	185	285

As you can see, there are **25** units that are one year *or more* behind in their association dues. Unfortunately, this affects every homeowner in the subdivision. The Board is working very hard to collect these past dues. If you need to make arrangements to become current with your dues, please call the Board. We will work with you!

SWIMMING POOLS

ABOVE GROUND SWIMMING POOLS are in violation of the HHCA By-Laws, specifically, Article VI, Section 10: Pools, Jacuzzis, and Hot Tubs:

...No aboveground or freestanding swimming pools shall be permitted.

A Swimming Pool is defined in the 2000 Michigan Residential Code, Appendix G, as any structure intended for swimming or recreational bathing that contains water over 24 inches.

The HHCA Board has been informed, in writing, by our insurance carrier that if existing by-laws are not enforced, in the event of an accident, the insurance carrier would be held harmless, and individual board members could be held liable. The association attorney affirms this opinion.

The Board does not place this restriction on our subdivision; we are required to follow our bylaws and the Michigan Residential Code. That being said, the Board will have no choice but to fine any homeowner in violation of the aforementioned by-law.

FYI

The Board has voted to hire one individual for one day a week to help reduce the amount of work on the Board (in lieu of hiring a management company). The HHCA, by law, will still maintain a Board of Directors.



The Board wants each homeowner to be aware of what is happening in the subdivision. If this Newsletter seems to be somewhat on the negative side, we apologize. It is important for you, as a homeowner, to be informed!

Have a wonderful and safe Spring and Summer!

Your Board of Directors

**BALLOT FOR HHCA BOARD MEMBERS
(Circle or write in your candidate)**

(Only one person per household may vote.)

There are five positions on the Board of Directors. **Circle or write -in no more than 5 selections.**

Rick Taylor for Director

Donna Clements for Director

Robert Schiebold for Director

Other: _____

Other: _____

Other: _____

Other: _____

Other: _____

Name and address **or** name and unit number are needed for the ballot to be official.
Dues must be paid to date to vote.

Name

Address or Unit No.

You may email your ballot by going to our website directly: *hickoryhillsca.com* or mail your ballot to: HHCA, P.O. Box 1075, Howell, MI 48844. Ballot **must reach us by June 12, 2008 to be counted.**