

HHCA

MAY 2012 NEWSLETTER

**P.O. BOX 1075
Howell, MI 48844
517 540 6229**

**HHCABoard@Yahoo.com
WWW.HICKORYHILLSCA.COM**

James Fortner, President

Eileen Moore, Vice-President

Donna Clements, Treasurer

Robert Holcomb, Secretary

Bob Schiebold, Director

George Thompson, Advisor

Dennis Palka, Advisor

Andrew Miller, ACC

Please, note that the Board has contracted with the Livingston County Sheriff to periodically patrol the Association per direction of the general membership. Watch you're Stop Sign running.

June Elections Are Upon Us

It is time to vote for the individuals you would like to represent you on the Board. A quorum consists of 74 co-owners, including member's present, absentee, and proxy ballots in order to have a valid election. Your vote is important. The Association also needs assistance in keeping things running. If you would like to assist please contact the Board. Enclosed you will find your ballot.

June General Membership Meeting will be held at the Oceola Township Hall on Tuesday, June 12, 2012 at 7:00 p. m. Mark this date on your calendar and plan on attending. This is your time to let the Board know what you are thinking about the needs of the Association.

DATES TO REMEMBER

GARAGE SALE DATES:

Spring dates: Friday and Saturday, June 1 and 2

Fall dates: Friday and Saturday, September 7 & 8

Safety safety safety safety safety safety safety

Any structure holding 24 inches of water is considered a swimming pool by the State of Michigan. This includes in ground, above ground, on-ground swimming pools and hot tubs and spas. All of these items must have State, township and HHCA approval and permits. These structures are a liability for all of us. Do not put a structure like this on your property without approval.

There are a lot of dogs in the subdivision, therefore please make sure to pick-up after your pets when you are out walking them. **Everyone appreciates a clean environment for our children to play in.**

The following properties are one or more years delinquent in payment of their Association dues. Liens have or will be placed on these properties. Lots: 6, 8, 19, 21, 28, 32, 35, 37, 43, 62, 65, 76, 86, 89, 99, 103, 110, 111, 116, 125, 133, 134, 158, 162, 175, 183, 187, 189, 204, 221, 224, 225, 230, 237, 264, 269, 270, 278, 281, 284, 285, 291, and 298.

The Board recommends one of the following trash/garbage companies.

Waste Management: (810) 735-9352

\$54.00 per quarter w/o 96 gallon cart (weekly trash pickup; free large item per month)

\$66.00 per quarter w/96 gallon cart.

\$ 2.00 per yard waste bag

Waste Management takes recycled materials, picked up bi-monthly

SUPERIOR SANITATION: (810) 227-1298

\$41.00 per quarter w/o 96 gallon cart; up to 4 cans of your own or 12 kitchen bags weekly

\$51.00 per quarter w/ 96 gallon cart; plus 1 can or 4 kitchen bags.

Yard waste costs \$1.00 per bag, must be called in advance.

2012 BALLOT FOR HHCA BOARD MEMBERS
(Circle or write in your candidate)
Only one ballot per household/ property
Each property has only one vote/ballot

There are five positions on the Board of Directors. **Circle or write-in no more than 2 names.**

Donna Clements, incumbent

Bob Schiebold, incumbent

Nicole Dankert

Other: _____

Other: _____

Other: _____

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

NAME

ADDRESS OR UNIT NUMBER

You may email your ballot to: hickoryhillsca.com or mail your ballot to: HHCA, P.O. Box 1075, Howell, MI 48844. Ballot must reach the Board by June 12, 2012.

Hickory Hills Condominium Association
P.O. Box 1075
Howell, MI 48844

Hi Kids! It didn't snow; therefore we are making it a summer fun time photo contest. Send the Board your favorite summer photo by September 1. During the September Board meeting the Board will review the photos and award \$50.00 gift certificates to the winners. Send them by post or e-mail.

All homeowners need to regularly check their road drains and other drains for a build-up of debris around the drain opening. As many of you know if debris is not kept cleared from around the drain opening it will mat down and stop water from entering the drain. If not kept clean then in the middle of a thunderstorm you will find yourself out in the rain raking/shoveling the debris in order to break open the drain opening to keep from flooding your street and yards. Also, please keep the small rocks and sand swept up along the curbs.

Please keep in mind that recreational vehicles are not to be stored within the Association area unless they are in the garage. We do allow three days for cleaning and preparation for use on your property then please make sure they are removed from the area.

HICKORY HILLS CONDOMINIUM ASSOCIATION

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The Board, working with our lawyer, has developed guidelines defining what are commercial vehicles and a Permit to Park Commercial Vehicles on HHCA Property form, from which the Board may approve such parking on an owner's property.

The Board fully supports Article VI, Section 22 which addresses restrictions concerning vehicles, trailers and boats except as a necessity for employment the parking of commercial vehicles overnight within the Association's area of control. Therefore, as of July, 2012 all vehicles, such as cars, standard passenger vans, and pick-up style trucks with company logos on the side of the vehicle and others vehicles used in a business or trade will need to be approved for parking within Association area of control.

Approval will be gained by submitting for approval a, "Permit to Park a Commercial Vehicle on the Property Administered By the Hickory Hill Condominium Association", form to the Board for review and approval. A copy of the request will be returned to the requestor approved or disapproved.

This form is a onetime request good for as long as the owner owns the vehicle and free of charge. If the Association is alerted to the fact that a vehicle doesn't have an approved or pending permit then there will be a \$50.00 fee for submitting a permit request, irrespective of whether approval is forthcoming or denied.

Any or all permits may be withdrawn with or without cause at any time by the Board.

All other parts of Section 22 will remain enforce. We continue support not having large unsightly vehicles within the Association Area.

The permit form is available in the May, 2012 newsletter and on the HHCA website.

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Permit to Park a Commercial Vehicle on the Property Administered
By the Hickory Hill Condominium Association

I, _____, understand that the Condominium Bylaws for Hickory Hills Condominium contain restrictions regarding the parking or storage of vehicles other than automobiles within the Condominium. The Bylaws do allow for parking with the permission of the Board of Directors. I therefore request permission to park the below said vehicle on the Condominium Property that is Administered by the Hickory Hill Condominium Association. I verify that I am the property owner at the address at which said vehicle will be parked and am either the owner or authorized operator of the vehicle.

Address _____

Make, model, year of the vehicle:

License plate _____

I understand this permit only allows me to park said vehicle on my property in the garage or in the driveway, not in the street. I further agree that I will abide by all Condominium Documents and rules and regulations concerning this vehicle as required and provided by the Master Deed and accompanying by-laws.

I understand that this permit may be withdrawn with or without cause at any time by the Association Board of Directors.

Request by signature _____

Approved by Signature _____