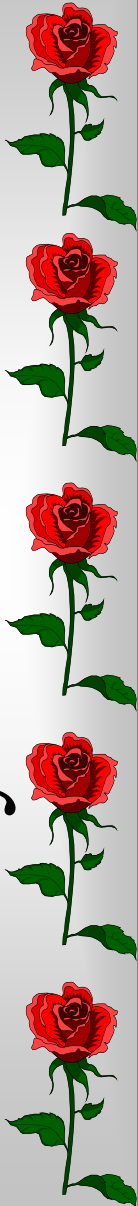


Volume 3, Issue 2

June 2002

# Hickory Hills News



## Hot Topics

*If you don't read anything else (check out the motorcycle amendment update), read this section!*

### Next General Meeting - 7/16/2002

The next General Meeting of the HHCA will be at the Ocoola Township Hall at 7:30pm on July 16th, 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     | Road Repairs - Laurel Oak, Hickory Circle |
| Motorcycle Amendment    | Motorcycle Regulation                     |
| Crest Multi Development | Recycling Program                         |

Is there a specific item you would like addressed at the next General Membership Meeting? E-Mail us at [theboard@hickoryhillsca.com](mailto: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	7/16/2002	9/17/2002	11/19/2002
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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.

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

### Recycling Anyone

A group of homeowners has approached WMX regarding starting a recyclable pickup program here at Hickory Hills. To make it profitable, 75 homes must participate in the 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, with an extra \$3.00/month charge 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](mailto:recycleoski@yahoo.com), or call Lorin at 517-545-8092 and leave your name, address, and phone number.

### Road Repair Status

Estimates have (finally) come in on the road repairs scheduled for this year. The sewer line blowout at Smoketree Lane and Hickory Circle is first on the priority list. Other affected areas will be reviewed and approved by the board during a special session.

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

[Theboard@hickoryhillsca.com](mailto:Theboard@hickoryhillsca.com)

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Online at [www.hickoryhillsca.com](http://www.hickoryhillsca.com)



## Admonishments, Remonstrations, and Reminders

### ***Slow Down, Please***

The board is moving forward with granting City of Howell and Sheriff's Deputies enforcement rights on Association roads. The Association asks all unit owners to check your speed and obey all the traffic signs in the subdivision. We have a wonderful sub, safe for walking, bike riding, and roller blading. Let's keep it that way.

### ***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 early!

### ***Summertime and the living is easy. . .***

Unless you're adding a new flower bed, breaking ground for a new deck or spa, etc, etc. Dispose of your excess soil, turf, plantings, etc at **Johnston's Farm & Composting, Inc.**, located ½ mile West of Argentine on Center Road. They accept grass clippings, soil, any kind of vegetation, and brush up to 10 inches in diameter. Drop off at \$7.00 per cubic yard, or \$1.00 per paper yard waste bag. While you're there, load up on rich compost at only \$15 per cubic yard. Open Monday-Friday 8 am - 5 pm, Saturdays 8 am - 2 pm. *(Ed. This is some seriously good stuff. My tomatoes are > 4 ft tall already!)*

### ***Please clean up after your pet!!***

We know it's annoying to carry around the little plastic bag and a scooper to clean up after your pet, but I'm sure you wouldn't want your neighbors leaving their pets' droppings on your lawn, or in the road in front of your house. Show your neighbor the same respect and courtesy that you expect, and clean up your dog's, horse's or elephant's droppings.

### ***For Sale Signs are FORBIDDEN!!***

Per the by-laws, For Sale signs are not permitted on the common areas or at the entrances. If they are found, they will be removed, without notice to the offending party.

### ***Sorry, No Cars either!***

No vehicles may be parked in front of the subdivision with "For Sale" signs. If not removed within 24 hours, they will be reported to the Livingston County Sheriff's as abandoned vehicles, towed, and impounded.

## **Living Well, Eating Better . . .**

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

### **Fish, the original brain food**

Fish in the mackerel family, including tuna, escolar, mackerel, anchovies and sardines, are rich in key nutrients that the human body is unable to synthesize; a group of related fats called Omega-3 fatty acids. These fatty acids are found in every cell wall in our body, and the human brain is chock full of them. In addition, the fats and fatty acids in fish help reduce inflammation, and may help with heart disease. Try to eat at least one serving a week of fish to help maintain your health, and if the kids crave tuna noodle casserole three times a week, by golly, give it to them; they'll thank you for it when they make the dean's list.

### **Baking Soda and Vinegar**

Throw out that Orange-Glo, Formula 409, Windex, and most of the other nasty (and expensive) cleaners cluttering your cleaning cupboard. Simple, tried, and true, baking soda and vinegar are two of the most versatile and effective cleaners available in your cupboard, yesterday, today, and tomorrow! Mix 1/3 cup of each with 1/2 gal. hot water. Rinse the window to be washed, then scrub with the solution. Wipe off with a clean, dry, soft linen cloth, and let the sun shine in!

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

**Board Activity Report**

The board met on 6/11/02 to discuss association business and move various projects forward.

**Committee and Officer Activity Report**

***Treasurer's Office***

Late notices sent out

***Secretary's Office***

June newsletter prepared and distributed.

Website updated

***Architectural Control Committee***

See detail report, ACC Activities section

***Maintenance Committee***

Front entrances cleaned, mulched.

Tree trimming in process, should be completed by July

***Common Area Improvements Committee***

Road Repairs - One estimate received,  
One abandoned bid, three declined to submit  
bids, two more bids in process.

***Violations Committee***

See detail report, **Violations** section.

**Architectural Control Committee Activities**

What follows is the list of projects submitted since the last report, and their current status.

<b>Lot</b>	<b>Project</b>	<b>Submitted</b>	<b>Approved</b>	<b>Notified</b>
227	Deck	Feb-02	3/5/02	3/6/02
219	Deck	Feb-02	Mar-02	Apr-02
278	Deck	Apr-02	Apr-02	Apr-02
279	Porch	Apr-02		
275	Deck	Apr-02	Apr-02	Apr-02
237	Deck	22-Apr-02	28-Apr-02	1-May-02
138	Deck	22-Apr-02	28-Apr-02	1-May-02
128	Deck	22-Apr-02	28-Apr-02	1-May-02
82	Deck	22-Apr-02	28-Apr-02	1-May-02
227	Hot Tub	1-May-02	2-May-02	8-May-02
151	Deck	15-May-02	19-May-02	19-May-02
	Stop Signs	20-Apr-02	19-May-02	19-May-02
	Deck	15-May-02	3-Jun-02	3-Jun-02
184	Deck	19-May-02	3-Jun-02	3-Jun-02
226	Deck	19-May-02		
187	Deck	28-May-02	3-Jun-02	3-Jun-02
141	Deck	28-May-02	3-Jun-02	3-Jun-02
167	Deck	29-May-02	3-Jun-02	3-Jun-02
75	Deck	14-Jun-02		
184	Pool&Fence	15-Jun-02		
221	Deck	15-Jun-02		



# 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.hickoryhillsca.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
279	Cutting Trees	First Letter Sent - 5/22/02
258	Residential Use - Operating Daycare	First Letter Sent - 6/17/02
35	Parking of Commercial Vehicle (dump truck)	First Letter Sent - 6/17/02
161	Storing Refuse/Cut trees and Limbs	New
264	Alteration/Modification of Unit	New
264	Residential Use - Operating Day care	New

## ***“To Arms, Two Arms!!!”***



## ***... HHCA Call to Action ...***

The HHCA needs your help with the following:

### ***Free Firewood!***

A number of trees have been trimmed or removed on the common areas, and the wood was stacked in view from the roadway. It's free for the taking, so, if you have a fireplace, fire-pit, wood-burning stove, etc, feel free to stock up.

### ***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@hickoryhillsca.com](mailto:theboard@hickoryhillsca.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](mailto:theboard@hickoryhillsca.com) or call us at 517-540-6229, and we will do our best to accommodate you.

### ***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.

## **Hickory Hills Condominium Association General Meeting Minutes**

Date:	05/21/02	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

7:40pm **Call to Order**

7:41pm **Consent Motion to Accept Minutes of GMM dated 1/22/02**

Correction requested, Andy Miller, lot number is 218

7:45pm **ACC Report - Mike Kosla**

6 decks submitted, 4 approved.

7:46pm **Common Area Modification Form - Sam Lafata**

Presented and available.

7:48pm **Addenda to Maintenance and Treasurer's Report**

### **Treasurer's Report Addendum**

Call for Volunteers - Treasurer's Assistant

Checking Account Balance - \$26,500

Road Fund \$61,745

Outstanding Dues: 42 Residences \$ 7,040

Final buildout- uncertain; 294 units of 300 lots occupied, 3 lots known unbuildable, status

Of other 3 lots in question.

### **Maintenance Committee Report Addendum**

Front Entrances

Still an issue, looking shabby again. Skipping the volunteers this time, just hiring someone to do the work.

Covered Sewer Grates

Victor Wojo, lot 220 reports several grates near him were covered to prevent them from filling with debris, during construction phase.

Chad Labrea, Lot 219 confirms, near lot 214-219.

The builder is supposed to uncover these when construction is completed. Board will follow up with GD Builders.

**(Maintenance Cont.)**

**Dead Trees/Overhanging Branches on Common Areas**

Estimates on the way. Unit owners will be notified when crews will be in their area. Tree service has agreed to give a price break to anyone for any pick-up business (i.e. dead trees/trimming) for any units they are working near.

Lew Willard - Lot 53 Requested that the timber be cut to 16 inch lengths and left stacked on the common area for residents to pickup.

Board concurs.

**Stop Signs In Sub**

Several of the stop signs in the sub did not use reflective paint. Need to be replaced. Need additional signs.

Board concurs, maintenance item.

**Common Area between Lots 78 and 79**

Damaged by developer/builder. Will be repaired by end of June.

**Lot 233 Unbuildable**

Will be seeded by developer.

**For Sale Violations**

Vehicles parked at front "For Sale", if owned by an HHCA member, will be subject to violation proceedings. No towing as yet, but close a couple of times.

Real estate signs also may not be permanently posted on the common areas. Please notify your agent if you are in the process of selling.

Andy Miller - Lot 218 - Time for GD to remove their sign, yes?

Board concurs. Will be addressed before the next GMM

**Terry - Lot 226 - Thin strip of common area between Lots 226, 227?**

Owners of lots 226, 227 agree to maintain the area.

**Irrigation for Eager Rd. Entrance**

Will be done this year.

**Lawns Damaged by Plows**

Will be fixed during the next couple of weeks.

**8:35pm Old Business**

**Apple Valley Ct./Flag Lot Road**

Preliminary drawings w/in a week. Road T's at lot 230. Engineering drawings will be shared with affected unit owners when available.

Lot 229 - Position of road? Will it be moved? Currently, stakes are 5 feet south of existing road...

Will be reviewed with engineering firm.

Alberts - Lot 230 - Concerned about amount of water coming down existing flag lot road, down hillside.

Storm drains will be added.

Andy Miller - Lot 218 - Will chips on path be sufficient? Or will they wash right down the hillside?

Will finalize landscaping plan with nearest unit owners.

**Motorcycle By-Law Petition**

The original petition was placed before the association, and the amendment was defeated, though narrowly. However, a new petition/proxy is being submitted at this meeting under new business.

**Recycling Program**

Please see the newsletter for contact information for Lorin Olschanski, who is coordinating the startup of the recycling program.

By-Laws motorcycle amendment and ballot, last page

By-Laws Changes/Process - Sam Lafata

Brief discussion of the processes by which the by-laws may be changed, as specified IN the by-laws.

M-59 Entrance - West Berm Project - Sam Lafata

GD Builders let us down; no dirt, no berm shaping. Estimate received for approximately \$1500 to form berm with existing soil.

8:50 New Business

(New) Motorcycle By-Law amendment petition and Proxy Votes

Lew Willard - Lot 53 Presented a proposed amendment to the community by-laws which would permit motorcycles to be ridden on the premises. In addition, Lew presented copies of the 210 proxies supporting the amendment.

The board provisionally accepted the amendment as passed, pending the required verification of signatures, and proxies, and pending the submission to the standard balloting procedure regarding amendments as has been used by the board in the past. The board recognizes the weight of the community sentiment on this issue, and that the proxies are sufficient to adopt the amendment, but chooses to follow the procedural path as outlined in the by-laws, so that there can be no reconsideration of this issue in the future, nor a supportable allegation that the board rail-roaded the amendment through. The board asks all unit owners, in support or opposed to the amendment to be patient, until this process is completed. All violations activity regarding the riding of motorcycles on association roads is suspended, pending the adoption of the amendment.

Further discussions ensued between various unit owners, debating the pro's and con's of allowing motorcycles on the subdivision roads, but they have no bearing on the association's actions.

Allegedly indecent behavior

Several residents reported allegedly indecent behavior on the part of a unit owner, esp. urinating in public. The Association has no authority to enforce local ordinance, and these incidents and any future incidents should be referred to the local police department.

Log at End of Chestnut Bend

Ann McDonald - Lot 72 - Homeowners/walkers would like to see the log removed; was placed there as a barrier when Hickory Meadows was being built to block construction traffic; berm in place, no longer needed.

Pond on Birchwood

Alberts - Asks when the pond on Birchwood will be shocked/Aquashaded?

Response: All ponds will be treated sometime in June.

Asks, what about road repairs?

Response: Estimates underway, will be addressed in the next few months.

Concrete Dumping on Lots 203/204

Andy Miller - Lot 218 reports concrete continues to be dumped by builder on lots 203/204, and that old concrete dumped there has never been cleaned up.

Response: Board will investigate.

9:30 Meeting Adjourned

**Motorcycle Amendment and By-Laws**

The original motorcycle by-law amendment was defeated, by a very narrow margin. A second petition was circulated, to bring the issue before the association again. In addition, the petitioners also solicited voting proxies to ensure that all unit owners supporting the petition were able to vote their wishes.

The new petition and proxies were submitted and provisionally accepted at the last general meeting. The number of submitted proxies was 10% in excess of the number required to make the by-law amendment binding. The by-law amendment is considered provisionally passed by the board. However, the by-laws require another ballot. The board does not believe that the balloting process will change the end-result, i.e. the amendment is expected to pass and be adopted, however, in the absence of any regulation to the contrary, the board must execute the process as specified in the by-laws. Hence the provisional acceptance. After the ballot has been conducted, the association expects to record the amendment to the by-laws with the Registrar of Deeds.

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 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 July 30th, 2002.

**Proxied Unit Owners:**

If you proxied your vote when signing the new petition, you may either not return a ballot, indicating that your proxy stands, or you may revoke your proxy, and vote with the ballot below. If you choose to revoke your proxy, please check the box stating "I hereby revoke my proxy.", and vote according to your wishes.



**Postmark Before 30 July 2002**  
*Postmarks after 30 July 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".

*Proxied Unit Owners Only!!*

I HEREBY REVOKE MY PROXY, previously endorsed, on this issue.

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

***MUST BE POSTMARKED BEFORE 30 July 2002***  
**POSTMARKS AFTER 30 July 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