

HICKORY HILLS NEWS

The Hickory Hills Condominium Association

Newsletter is published each quarter 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, September 23, 2003. It would be great to see a larger turnout of homeowners at these meetings, since input and participation from homeowners can only improve our association.

Board Member Elections

Nominations and Elections of HHCA Board members will take place at the September meeting. Your participation is important. We need your input. Please plan on attending.

Current Board

Positions on the HHCA Board are currently being filled as follows:

President – Dennis Palka

Vice Pres - Michael Kosla

Treasurer – Donna Clements

Secretary – unfilled

Director – Gregory Drais

Garage Sale Dates

Thursday, Friday and Saturday, September 11th, 12th and 13th from 9 AM to 4 PM. An ad will be placed in the Livingston County Press and Argus. Anyone interested in putting up the 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.

In addition, please be respectful of others and clean up after your pet. It is a violation to leave your pet droppings.

This especially applies to cats, since we are receiving a number of complaints.

Motorcycle Amendment

Let this serve as notification that the Hickory Hills Condominium Master Deed and By-laws have been amended as follows:

Section 22 of Article VI entitled "Restrictions," the sentence that reads "Motorcycles shall not be permitted on the Condominium Premises" shall be deleted in its entirety and a new sentence substituted in its stead which shall read 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."

This amendment has been filed with the County Clerk.

A copy of this amendment is included in this newsletter and it is the co-owner's responsibility to insert it in their copy of the by-laws.

Swimming Pools

Above ground pools are not permitted. 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. Township and County zoning restrictions require land use permits and a fence at least 48 inches above grade.

Notices of violation were sent to 21 co-owners. Those with water depth of 24 inches or more should be removed immediately as they are in violation of the association by-laws along with state and local restrictions.

Those with wading pools (less than 24 inches) must contact the board with a waiver of liability.

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

Road Repair

In July there were significant repairs to our roads by Allied Construction at a cost of \$13,585.00

Street Signs

Street signs have been stolen from Smoke Tree Lane and Red Bud. The association replacement cost of 3 signs is **\$600.00**. Anyone with information regarding the stolen signs please contact the board.

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, which, 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 of the list. 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.
- With the approach of the New Year, please consider remitting your annual dues in full in the month of January 2004. **Full payment of annual dues significantly reduces the expenditure of time and resources that are voluntarily provided.** Your efforts in this matter will be greatly appreciated. We are placing liens on five more home, bringing the total number of homes that have liens on them to eight for lack of dues payment.
- 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

Two more homes are being built in the subdivision; one on Ashley Ct. and one on Apple Valley Ct. This brings our total to 297 homes.

8/03 newsletter: