



HICKORY HILLS NEWSLETTER

Email: hhcaboard@yahoo.com
Online at: www.hickoryhillsca.com

November 2006

HICKORY HILLS CONDOMINIUM ASSOCIATION

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

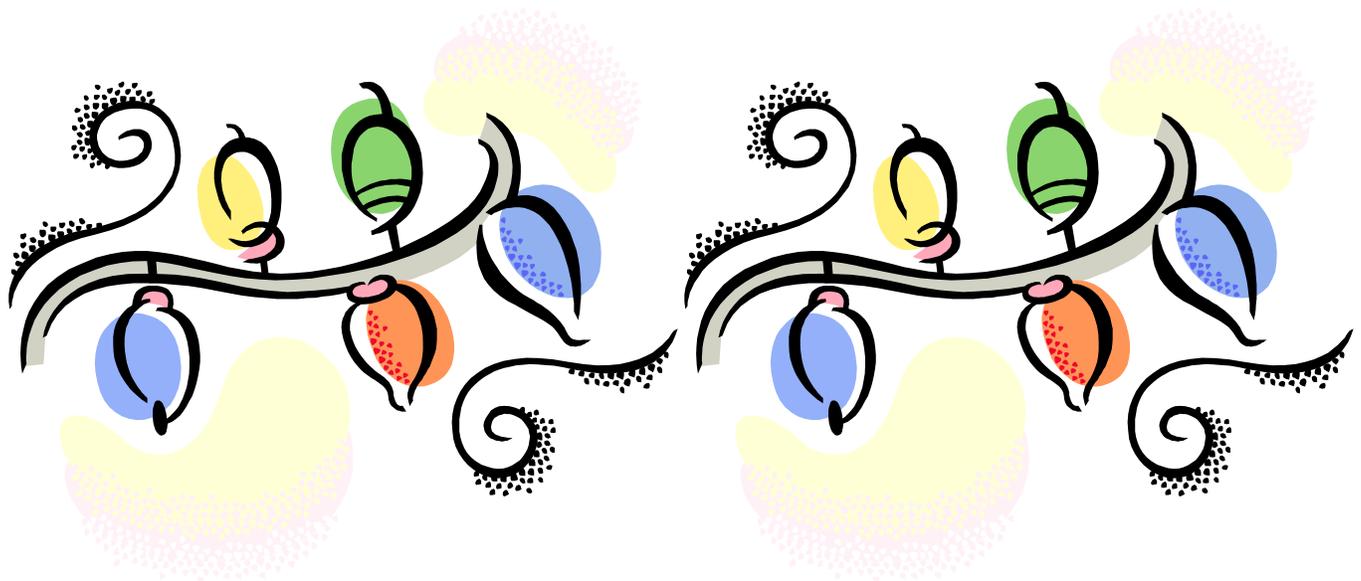
Michael Kosla, President
Andrew Miller, Vice President
Donna Clements, Treasurer
Judi Smith, Secretary
Bob Schiebold, Director
Lew Willard, Area Coordinator
Dennis Palka, Board Advisor
George Thompson, Board Advisor
Ernie Good, ACC Committee
Chuck Rollins, ACC Committee
Pat Pasfield, ACC Committee
Bridget Bishop,
Recreation/Playground Committee
Bethany Bean,
Recreation/Playground Committee
Doug Moore, Volunteer
Robynn Proctor, Volunteer

Hello all Hickory Hills Condominium Association Co-Owners!

The holidays are quickly approaching us! This year HHCA will, once again, sponsor a Holiday Decoration Contest. Homeowners are encouraged to participate, but only members up-to-date with their dues are eligible to win. Judging will be conducted the week of December 18th through December 23rd with the winner to be announced at the January 2006 General Meeting. The winner this year receives a \$50.00 gift certificate from TW & Friends. So let's light up the cold winter nights with bright holiday lights!

We will be holding the next General Meeting of co-owners on **January 23rd at 7:30 p.m.** at the Oceola Township Hall. Please plan on attending! Your support is necessary for a well-managed and effective HOA.

The 2007 association dues coupons are enclosed.



Gina Good is, once again, forming a committee to decorate the entrances of our subdivision for Christmas. If you are interested in helping, please contact her at: 552-1601 or email at: sunset2537@aol.com. She would appreciate any and all help!

- ❖ 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.
- ❖ FYI to new residents: There are two general association meetings held; one in January and the other in June. This is the second of two newsletters sent out bi-annually for 2006.



TIP!

Applying ArmorAll to faded shutters, vinyl siding, and screens improves their appearance!

HHCA has been in touch with our snow removal contractor from last season and has renewed our contract with them for this season. They have requested that, as a community, we assist them so that they can do the same great job as last year. If we all do the following steps, we can ensure our streets are safe during the winter months:

- ✓ Overnight parking is **prohibited** and can cause a hazard to your neighbor when snow is plowed around your parked vehicle pushing the snow into their path. Plow operators can remove the snow more safely and efficiently with reduced vehicles parked on our streets.
- ✓ Mark your curbs and roadside sprinkler heads. Drivers can minimize lawn damage provided the edges are clearly staked.
- ✓ Do not plow/blow/shovel snow from the driveway into the streets and/or storm drains. Streets can quickly become dangerous with additional snow piled in them. Please keep storm drains open to provide for proper drainage and help prevent undue icing on roads.

We realize that overnight parking is needed from time-to-time (i.e., holidays, overnight guests, parties, etc.), but please refer to the following By-law:

Article VI: Restrictions, Section 22

“...Co-owners **shall not park their vehicles overnight** on the Condominium Premises except in their respective garages, or in the driveways adjacent to their respective garages (subject to the restrictions contained in the first sentence of this Section), unless the Board of Directors specifically approves in writing otherwise...” (emphasis added.)

Due to the request from our snow plowing company, and for the safety of our homeowners, all vehicles parked overnight on the street in the winter will be towed at the owner’s expense.

VIOLATIONS

The Board is still getting complaints of co-owners not picking up after their pets, especially in the common areas. Remember, children play in these areas. ***Please pick up after your pet!***

Any major modification or alteration to the exterior of your unit requires approval from the ACC. Compliance with this by-law is required of all of us. Fines can and will be assessed to those in violation.

To act on a complaint, it must be submitted in writing and be signed. The Board has a fiduciary responsibility to protect the identity of those making a valid complaint unless the Board finds it necessary to take the violator to court. Then the complainant's name would have to be revealed.

DID YOU KNOW???? In comparison to other Livingston County developments of equal size, Hickory Hills has some of the lowest yearly dues around!

Have you ever wondered just what your dues provide and what the Board does? Maybe the following will answer some of your questions:

- Maintenance and future repair/replacement of over four miles of roadway.
- Upkeep of over approximately three acres of common area.
- Entrance lighting and traffic signage throughout the community.
- Reviewing bids and renewing contracts for snow plowing and lawn maintenance.
- Board meetings every one-to-two months to go over old and new business.
- Handling violations (i.e., sending letters, following up to make sure violation has been corrected.
- Litigation
- Secretary: Typing of minutes from each board meeting and general meeting, welcome letters, and policies. Preparation of newsletters.
- Treasurer: Keeping track of dues, paying bills, sending delinquency dues letters, placing liens on homes delinquent in dues.

We hope this answers some of your questions. The Board members perform these duties on a volunteer basis.



Chestnuts roasting on an open fire;
Jack Frost nipping at your nose....

*The entire Board wishes all of our neighbors
a Happy Thanksgiving and a very Merry Christmas!*