

HHCA

December 2011 Newsletter

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James Fortner, President
Eileen Moore, Vice-President
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Robert Holcomb, Secretary

Bob Schiebold, Director
Dennis Palka, Advisor
George Thompson, Advisor
Andrew Miller, ACC

JUNE ELECTION!

Anyone interested in running for a position on the Board, please send us your name so we can put you on the June Ballot. Board members

JANUARY GENERAL MEETING

We will be holding the next General Meeting of co-owners on **Tuesday, January 10, 2012 at 7:00 p.m.** at the Oceola Township Hall. Please plan on attending! Your support is necessary *for a well-managed and effective HOA.*

A few things completed by the Board in 2011.

1. The roads and sewers were worked on this year with more to come in 2012.
2. Picnic tables and benches were installed around the upper pond.
3. Both ponds were stocked with either bass or perch.
4. The Board contracted with Livingston County Sherriff for periodic law enforcement in our condominium area.
5. Additional landscaping of the entrances is planned for 2012.

If you have additional ideas let the Board know so we can review your suggestions.

Remember the Architectural Committee must approve most changes to the exterior of your property. Let us review your plan prior to starting and/or going to the township for approval.

If you receive this letter, do not ignore it. The Board will turn it over to our lawyer and the court system. It is a legal issue that affects all of us.

May 1, 2012

Hickory Circle Dr
Howell, MI 48855

Mr. and Mrs. ;

On or about May 1, 2012 a HHCA Board member discussed with you our concerns about you above ground swimming pool in that the water level measured at 29 inches and the pool was designed to hold what appeared to be up to 30 inches of water which is over the State allowed 24 inches, thus classifying your pool as a swimming pool.

This is to advise you that a violation of the Michigan Residential Code, Livingston County, Oceola Township Codes, and HHCA condominium by-laws exists at your address.

To wit: 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 (610 mm) deep. This includes in ground, above ground and on-ground swimming pools, hot tubs and spas.

The Michigan Code then goes on to require a building permit for installation, a four foot fence around the pool, plus other requirements.

To Wit: HHCA by-laws Article VI, Section 10: Pools, Jacuzzis, and Hot Tubs states;

Underground swimming pools, Jacuzzis and hot tubs may be installed if permitted by Oceola Township and the Architectural Control Committee. Any Co-owner intending to construct any underground swimming pool, Jacuzzi, or hot tub must submit to the Architectural Control Committee a detailed description and proposed layout showing size, location, materials, shape, landscaping, fencing, screening, and type of construction. The Architectural control Committee shall have absolute discretion to approve or disapprove any proposal and may attach any conditions which it deems appropriate. And approved pools must be maintained consistent with the standards of the condominium. **No above ground or freestanding swimming pools shall be permitted.**

Due to the legal issues at several levels the HHCA Board is hereby directing you to remove your swimming pool from your property and from HHCA controlled property within 10 days upon receipt of this letter.



Light up your House!

\$50.00 dinner gift
certificate goes
to the best decorated

Hi Kids! Send the Board your favorite winter snow photo. On March 1, 2012 the Board will review the photos and award gift certificates to the winners.

Last year's winner was Brevin Weller, will he be a winner this year?

ASSOCIATION DUES

Please note: enclosed find a 2012 dues coupon sheet.

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

6, 14, 19, 37, 42, 43, 62, 65, 75, 76, 86, 88 110, 111, 124, 125, 133, 134, 135, 158, 163, 165, 187, 193, 224, 225, 230, 237, 247, 248, 261, 278, 281, 285, 291, 298

As you can see, there are **36** units that are **one year or more** behind in their association dues. Unfortunately, this affects every homeowner in the subdivision. The Board works 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! **HHCA IS CURRENTLY WORKING AT COLLECTING \$10,000 IN OVERDUE ASSOCIATION DUES!** Delinquency means you are ineligible to participate in the General Meetings and your complaints will not be acted upon. Again, **CONTACT US!** We will work with you!



If you want to advertise your business let us know and we will put it on the web-site.

FINE SCHEDULE:

The following Fine Schedule was adopted as of September 10, 2008:

Month	Fine	Total
1 st	50	50
2 nd	75	125
3 rd	100	225
4 th	125	350
5 th	150	500
6 th	175	675 (LIEN APPLIED)

\$200 per month thereafter

The Board reserves the option to file suit in court.

SNOW REMOVAL:

HHCA has been in touch with our snow removal contractor from last season and has renewed our contract with them for this season. As usual, 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 items, we can ensure our streets are safe during the winter months:

- Overnight parking is **prohibited all year**. Parked vehicles during the winter months 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 when vehicles are not parked on our streets.
- Mark your curbs and roadside sprinkler heads. Drivers can minimize lawn damage provided the edges are clearly staked.
- **Please do not plow/blow/shovel snows from the driveway into the street and/or storm drain?** 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.

*Wishing you a Very Merry Christmas
and a Safe and Peaceful New Year*

HHCA Board of Directors

Hickory Hills Condominium Ass.

P.O. Box 1075
Howell, MI 48844

TRASH REMOVAL:

HHCA continues to recommend the following two trash removal companies. It would be appreciated if each homeowner would use one of the following companies for their trash removal. Fewer trucks on our roads would help alleviate wear and tear.

Waste Management: (810) 735-9352

\$54.00 per quarter w/o 96 gallon cart (weekly trash pick up; 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.

GENERAL QUESTIONS?

Check out our website at:

www.hickoryhillsca.com