

HHCA

December 2012 Newsletter

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Bob Schiebold, President

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Donna Clements, Treasurer

Andrew Miller, ACC

Robert Halcomb, Secretary

J
Anyone interested in running
your name so we may put you
two year term.

JANUARY GENERAL MEETING

We will be holding the next General Meeting of co-owners on **Tuesday, January 15, 2013 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

1. The roads and sewers w
2. Flowers were planted at both entrances.
3. Both ponds have fish. You need to try fishing. The fish are ready.
4. The Board contracted with Livingston County Sherriff for periodic law enforcement in our condominium area.
5. Policy concerning parking commercial vehicles on HHCA property was approved.
6. This letter includes policy concerning use of fireworks on HHCA property.

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

USAGE OF FIREWORKS WITHIN THE AREA MANAGED BY THE HICKORY HILLS CONDOMINIUM ASSOCIATION

Policy No. 8

Adopted on November 13, 2012

The Hickory Hills Condominium Association Board hereby requests all persons desiring to use fireworks within the management area of HHCA ensure that the fireworks be completed prior to 11:00 P.M.

The only exceptions to this policy will be July 4 and December 31, of each year.

The rationale for this position is that a number of HHCA members are in situations requiring them to retire for the evening prior to 11:00 P.M.

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.

Underground swimming pools, Jacuzzis and hot tubs may be installed if permitted by Ocoola 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.**

As a follow-up to the Board's Safety letter of November 30, 2012, vandalism is down. We still had two reports of problems: one problem during Halloween with the cutting of electrical wires and a second incident a couple of weeks ago with Christmas decorations. Please discuss with your teens again as a reminder of the cost of vandalism.

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



Light up your House!

\$50.00 dinner gift
certificate goes
to the best decorated

ASSOCIATION DUES

Please note: enclosed find a 2013 dues coupon sheet. We do not sent out quarterly billings.

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

, 8, 16, 19, 21, 28, 29, 31, 33, 35, 37, 43, 61, 65, 76, 79, 86, 89, 92, 96, 99, 103, 114, 115, 116, 119, 134, 135, 162, 163, 165, 170, 183, 184, 185, 189, 221, 236, 239, 240, 244, 248, 250, 254, 260, 272, 278, 281, 291, 298, 300

As you can see, there are **51** 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 \$22,000 IN OVERDUE ASSOCIATION DUES!** Delinquency means you are ineligible to participate in the General Meetings and your complaints will not be acted upon. Liens are filed against properties more than one year overdue. Claims are filed in small claims court with attendant court dates. **Again, CONTACT US! We will work with you!**



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:

HCA 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

\$41.00 per quarter w/o 96 gallon cart (weekly trash pick up; free large item per month)

\$70.00 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

\$45.00 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