

HHCA

December 2014 Newsletter

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(OPEN), President
Jason Cholewa, Vice-President
Donna Clements, Treasurer
Robert Holcomb, Secretary

Scott Moore, Director
Dan Dudek, Director
George Thompson, Advisor

JUNE ELECTION!

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

JANUARY GENERAL MEETING

We will be holding the next General Meeting of co-owners on **Tuesday, January 20, 2014 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 2014.

1. Extensive road and sewer work was completed.
2. Flowers were planted at the M-59 entrance.
3. On-going contract with Livingston County Sherriff for periodic law enforcement.
4. Replacement of the mulch in the play set area.

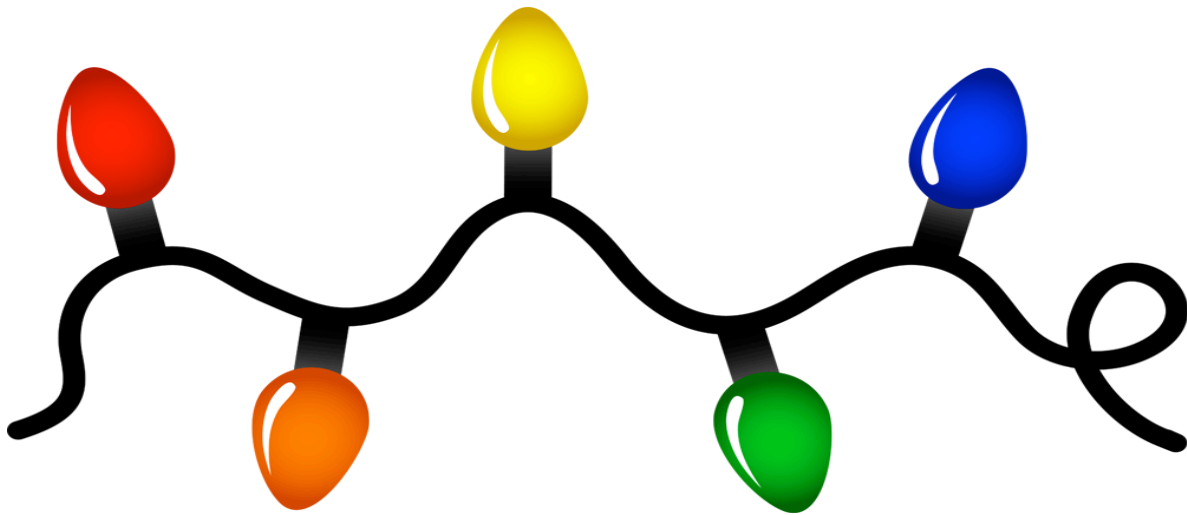
If you have additional ideas let the Board know so we can review your suggestions.

Over the years the Board has developed a number of policies to make the Association safer and to install continuity in our procedures. These policies are now on the web-site along with the master deed and by-laws.

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.

Parents please discussed with your elementary students to show proper respect for others property in and around the bus stops.

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 House!

ASSOCIATION DUES

Please note: enclosed find a 2015 dues coupon sheet. We do not send out quarterly billings.

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

4, 8, 19, 26, 28, 29, 42, 43, 61, 65, 67, 89, 92, 114, 118, 119, 134, 183, 224, 230, 236, 244, 250, 259, 260, 272, 278

These units are behind one year: 1, 30, 31, 32, 33, 35, 50, 57, 88, 96, 102, 106, 107, 110, 115, 161, 163, 169, 174, 178, 179, 195, 208, 222, 247, 261, 264, 265, 270, 274, 281, and 298

As you can see, there are **30** 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 \$25,000 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. They have requested that, as a community, we assist them so that they can do a great job this season. If we all do the following, 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.

Please remember that the Operating Engineers Local 324 property beyond the fence is private property and therefore if you are on this property without permission you are trespassing. Please do not go beyond the fence without permission.

Again, this is private property; please do not use their property as a dumping ground for your yard cuttings and brush. We need to be good and considerate neighbors.

Dumping of yard waste of any kind is not allowed on any of the common areas within the HHCA managed areas. Dumping of yard waste indiscriminately requires us to hire someone to remove it to keep the areas clean. If you watch we do periodically clean up messy looking areas for a variety of reasons.

It is all of our responsibly to keep our community looking top-notch and livable. it ensures we get top dollar when it is time to sell.

*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

\$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

Duncan Disposal Systems: (248) 437 8600

\$62.25 per quarter w 96 gallon cart; up to 4 cans of your own or 12 kitchen bags weekly

Yard waste costs \$10.00 per month April -November

GENERAL QUESTIONS?

Check out our website at:

www.hickoryhillsca.com