



Woodlands South

Newsletter Date

April 17 2004

*Woodlands South Homeowner Association
PO Box 231 Northville MI 48167-0231*

Homeowners Now In Control

On 25-Mar, Pulte Homes' Director of Homeowner Association (HOA) Bill Myers turned over the reins of the Woodlands South to its homeowners.

Thirteen homes were represented at the meeting in St. Johns Conference Center. Five of eight brave volunteers were elected to the board: Siva Velu of Lot 74 is our President (1 year term); Allen

Sorgenfrei of Lot 58 is our Secretary (2 year term); David Wang of Lot 33 is a Vice President (1 year term); Sherry Schneider of Lot 26 is our Treasurer (1 year term); and Joan Bisciotti of Lot 62 is a Vice President (2 year term).

The Board has a lot of work to do, but with support from Pulte, our neighbors in Woodlands North, and our determination we will do just fine.

Special Interest Articles:

- Woodlands South Homeowner Association formed.
- 2004 Assessments are due from every home.
- Approval process for backyard additions.
- Volunteers Needed for Architectural Review Committee.
- Pool Design Guidelines
- Important Things to Remember.
- In the Works....

Association Board

- S. Velu
- S. Schneider
- A. Sorgenfrei
- J. Bisciotti
- D. Wang

2004 ASSESSMENTS DUE

Pulte handed over all pertinent documents along with 2003 and 2004 dues collected from our homeowners.

Recently these checks have been deposited in the HOA bank account. It was noted that just **a few of us have yet to pay our 2004 assessments.**

Please check your records to be sure it is not you!



Approval of Decks, Pools, Sunrooms, etc.

We have been meeting frequently to become organized. There are many things we need to address but the top priority at the moment is **architectural approval**.

We are prepared to review plans for decks, pools, etc. Our goal is to respond to submitted plans as quickly as possible. Ideally, the homeowner should be part of the review meeting. The Board will contact the homeowner to establish a meeting time and place.

We do not foresee the approval process taking more

than three weeks.

Plans should be mailed to our Homeowner Association PO Box 231, Northville.

When approved, a signed plan will be returned to the homeowner. Issues will be addressed at the review meeting or personally with the plan owner.

In the past, some of us have been asked to complete a "neighbor approval" letter by Pulte. We will continue this

practice (sample letter follows). This approval is required when a homeowner wishes to build a gazebo or other visual obstruction – not a basic deck. Pools and sunrooms also require agreement. Concurrence is requested from those neighbors whose backyards touch your backyard. Some homes will require three approvals but most homes will need only two approvals.

Looking For Volunteers

Would you like to be a part of the Architectural Review Committee? Three (3) non-Board members are sought for this team. Interested?? Contact a Board member or drop a line to our PO Box with your name and number.

If reviewing Architectural plans and setting related policy does not interest you, **there will be other opportunities to help.**

Sample "Neighbor Approval" Letter

Homeowner Name
Address
Phone Number

Neighbor Name
Address

Dear Neighbor,

We are seeking your approval of our backyard project. As our immediate neighbor, your agreement will facilitate approval of our plan by our Homeowners Association, which retains architectural control within the subdivision.

We would appreciate your endorsement of our design by signing and dating this letter so we can proceed to final

approval.

Thank you very much for your help. If you have any questions about the project, please talk with us.

Sincerely,

Jane & John Doe

We approve of the plan shown on attached

Neighbor 1 _____ Date _____
Neighbor 2 _____ Date _____
Neighbor 3 _____ Date _____

In The Works

We have plans for a subdivision **website**. Board member David Wang has many ideas and will begin work on it later this summer. To view our neighbor, the Woodlands North's website visit www.thewoodlandsnorth.com

To ensure the quality of our neighborhood, **additional architectural guidelines** will be forthcoming (for instance policies regarding swing set quality and placement; size of yard statues; etc.)

We are interested in compiling and publishing a **neighborhood directory**. We have some family information already (from the directory L. Birney published last autumn).

Unless we hear otherwise, we will reuse that same information in our new directory. To be included in the neighborhood directory (or to update previously submitted info), please complete the following and drop it in the mailbox for Lot #62, 44830 Oak Forest.

Homeowners _____

Lot # _____

House Number & Street _____

Telephone number _____

Children(s) names

Birth Month & Year

Pool Design Approval

Pool plans must be presented to the Board for review. Northville Township will not authorize a permit without signatures from the Association.

The homeowner must submit two (2) blueprints for Board review. One will be returned to the homeowner, the other will be held on file with the Board.

Fencing around the pool must be a dark color and wrought iron. Wood or brick fences will not be considered because they do not allow clear view across properties.

The view and look of the neighborhood is the prime concern of each pool plan. Homeowners are encouraged to attend the Board meeting to discuss their blueprint. This will answer questions, hasten

concern resolution and design modification, if required. Pictures of your property as it is now from several angles also will facilitate the approval process.

Allow time for the approval process – up to three (3) weeks. All pool submissions will be discussed at one meeting and voted on at the following meeting. This allows Architectural Committee (AC) members time to visit the property site.

Approval for a pool design must have the majority of AC members in favor. If any specific recommendation or requirement is made, it will be written on both copies of the blueprints and returned.

Fencing must be inside the pool owner's property line by four (4) feet on all sides, except

where personal property abuts common land. Where personal property meets common land, a two (2) foot edge must be maintained. The pool owner is responsible for maintaining the lawn between their property line and their fence.

Pool fencing to be constructed next to common area will require special review for aesthetics.

Landscaping must hide fencing from the street.

Northville Township has strict guidelines on size, security, and pool type (in-ground only). Please check with the Township before spending considerable time on your design plans.

Things to Remember About Our New Neighborhood

As you know, our by-laws state homeowners have a certain time period after the purchase of their home to landscape (not just sod/seed) their property. Please familiarize yourself with our by-laws.

IT MAY SEEM HARMLESS, BUT REMEMBER:

- You **CANNOT** cut down trees or rid the ground of vegetation (weeds, wildflowers, etc.) in the woods, common areas, wetlands or buffer zone to wetlands
- You **CANNOT plant anything** on common land, on a berm, in the woods or wetlands
- You **CANNOT** expand your property in any way into common areas, woodlands, wetlands
- You **CANNOT** put in-ground plastic edging on land you do not own.
- You **CANNOT** build a deck or put a swing set on land you do not own
- You **CANNOT** place art or other decorative items on land you do not own
- You **CANNOT** plant anything along the commons pathways or near the ponds
- You **CAN**, however, help to keep our neighborhood free of trash and notify the Board of problems.