



Woodlands South

Newsletter

June 4, 2004

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

News Bits:

- One 2004 assessment remains outstanding
- 13 structures approved
- ARC adds a member
- Speed limit is 25mph
- 46 neighbors in directory

Homeowners Association (HOA) Board of Directors

S. Velu 349-1314
S. Schneider 735-8451
A. Sorgenfrei 596-9659
J. Bisciotti 349-6333
D. Wang 305-8326

Architecture Review Committee (ARC)

S. Schneider 735-8451
A. Sorgenfrei 596-9659
B. Blanks 348-0690
J. Sanghvi
P. Walworth 766-2310

DECK APPROVALS

Twelve (12) deck plans and a sunroom design have been reviewed by the Board and ARC since the last newsletter. Approvals were granted for Lots: #1 Rorison; #9 Sparkman; #22 Taylor; #24 David; #27 Owens; #34 Wang; #37 Wu; #44 Petty; #58 Sorgenfrei; #65 Frech; #69 Redick; #71 Stacherski and #74 Velu.

ARCHITECTURAL REVIEW COMMITTEE

The ARC welcomes Paula Walworth (Lot #75) to the committee. Thank you for volunteering your time, Paula.

SPEED LIMIT REMINDER

THE SPEED LIMIT IN OUR SUBDIVISION IS 25MPH.

Please remember to slow down and remind younger drivers in your family to be extra-cautious when driving on our streets. As you can see, we have many kids in the sub. Now that the warmer weather is here, they are out-and-about riding bikes, scooters, playing with balls, etc. It would be devastating if someone were hit. Construction vehicles parked throughout the sub cause blind-spots and add to the risk. **PLEASE DRIVE WITH CARE.**

FROM OUR DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS:

- ❖ Each Homeowner shall pay their annual assessment within thirty (30) days from the date notice of assessment is first given. Assessments not paid within said thirty (30) day period shall be deemed delinquent and interest shall accrue. If any assessment is not paid within thirty (30) days from the date payment is due, the Association may sue the Owner and/or may enforce a lien.
- ❖ When weeds or grass located on any Lot exceed six (6") inches in height, the Owner of said Lot shall mow or cut weeds and grass over the entire Lot, except in wooded or Wetland areas.
- ❖ The HOA Board may determine that the appearance of a Lot or a portion thereof significantly detracts from the appearance and attractiveness of the remainder of the Subdivision, or otherwise constitutes a violation of the neighborhood policies and restrictions set forth. Written notice of such determination shall be delivered to the Owner of the offending Lot. The Owner shall have a period of not less than thirty (30) days to begin the required resolution.

BLOCK PARTY !!!

Our first **social event is planned for Sunday, July 18th**, 3:00 - 7:00.

For the party to be a success, there are many details to be worked out: music, food, beverages, ice, set-up, tables, chairs, kid activities, bathroom access, trash collection, clean-up, tear-down... If you can **HELP ORGANIZE THIS EVENT**, please call Joan at 248-349-6333. More info will follow.

NEIGHBORHOOD DIRECTORY

Following is the information collected for our neighborhood directory. The spreadsheet is sorted by Last Name. If you wish to correct, change or add anything please e-mail jbisciot@yahoo.com or drop a line to 44830 Oak Forest (Lot 62). The HOA plans to distribute our "official" directory booklet by mid-summer.