



Woodlands South

Newsletter

July 13, 2004

In Summary:

- 124 people are going to the Block party.
- Is your landscaping on someone else's property?
- If you have lived here six months or longer, do you have sod & landscaping?
- Keep garbage cans inside
- Pools must be approved
- Clean up after dogs, especially on our Common land.

Homeowners Association (HOA) Board of Directors

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

Architecture Review Committee (ARC)

S. Schneider
A. Sorgenfrei
Bill Blanks
J. Sanghvi
P. Walworth

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BLOCK PARTY THIS SUNDAY -- YA' GOIN'???

This Sunday, from 3:00 to 7:00pm, everyone is invited to Millennium Park (south side of 6 Mile, across from High School). We have a pavilion with tables reserved. The park offers rest rooms, play structures and lots of grass. So far 70 adults and 54 children from our neighborhood are coming! **If you plan to attend and have not yet replied, please call Lisa Birney 248-374-3282 with the number in your family** (so we'll have enough food/drink on-hand). Thanks to a generous subsidy from Pulte, we'll serve burgers, dogs, pop, water, and ice cream. We've also reserved a ball field. There will be organized activities and games for kids. Come share a burger or piece of watermelon with your neighbors.

** The Township does not forbid alcoholic beverages, but if you bring it you must be discreet. There is a Park Ranger and if she/he sees obvious consumption of alcohol, the Ranger will demand its disposal.*

LOT LINE MARKERS

Our Lot lines have been staked again. Please be sure all elements of your landscaping are within your property -- not on Commons, Township, or your Neighbor's land. Please correct mistakes without hesitation before relationships are strained, fines are levied, or lawsuits are filed. It is your responsibility to correct any oversight, even if it was a Landscaper's mistake.

Landscapers should consider shrub/tree growth when determining placement. Your property line is not the best choice for most plantings since shrubs/trees will extend beyond your property, and even more so years from now. For many trees, a six-foot set-back -- at a minimum -- is required.

MORE ON LANDSCAPING...

The following Lots should have sod & landscaping: Lots #1, 2, 3; 5, 6, 7, 8, 9, 10; 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 39; 42; 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, and 62. These Lots closed with Pulte well over nine (9) months ago -- between July 7 and September 23 of last year to be exact.

According to the Declaration of Covenants, Conditions & Restrictions (DCCR) Section 6.18, **the Owner of a Lot shall finish grade, sod and suitably landscape as soon after completion of their home construction (or purchase of a constructed home) as weather permits, and in any event within six (6) months from the date of completion of construction or purchase of their home.**

The DCCR was given to each homeowner by Pulte's sales team. In order to purchase a home, each buyer had to sign a Homes Sales Checklist confirming their receipt of the DCCR

and awareness that its regulations would be enforced.

If the delay in finishing your Lot is due to a Landscaper's schedule, please have the Landscaper post their sign in your front yard to indicate the work is imminent. If you have not contacted a Landscaper, please do so immediately.

As defined in the DCCR, the Homeowner Association has the authority to have the work completed on a neglected Lot and the cost of the work shall become a lien upon the Lot involved until paid.

TALKIN' TRASH

#1 Garbage: Trash cans cannot be stored outside on a regular basis. They must be kept inside a garage or other out-of-sight, enclosed place.

#2 Dog Waste: Please pick up after your dog(s), especially on Common Land -- no matter how remote the area may seem.

LAST BUT NOT LEAST:

A swimming pool is NOT allowed on any Lot unless approved by the HOA or ARC. Northville Township does not permit above-ground pools. This policy does not, however, apply to wading pools with water levels less than 24" and are setup and used for a few hours at a time. In a previous newsletter, rules that govern pool approval were detailed. Please call a Board or ARC member if you need the regulations.