

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

Newsletter
December
2004



In Summary:

- Your yearly homeowner assessment is due Jan 1st.
- *Happy Holidays!*
- We've got FREE seats.
- Are you new to the neighborhood?
- This newsletter is going quarterly.
- Street drains are clean.
- Annual Meeting: March 7, 2005 at 7pm in Northville's library.

Homeowner Association (HOA) Board of Directors

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

Architecture Review Committee (ARC)

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

ANNUAL ASSESSMENT

To homeowners who have paid their 2005 assessment already, *"Thank you"*.

The \$275 per Lot assessment is due 1-January-2005

Checks should be written to **Woodlands South HOA**, and mailed to **PO Box 231, Northville MI 48167**.

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To explain the 37.5% increase over 2004, be assured our new assessment was given a great deal of consideration by the Board. It was settled after reviewing our bylaws, two Board meetings, numerous e-mails and phone calls, a few fist-fights, etc.

In order to develop our first budget, we sought help from neighboring subdivisions (BROOKLANE, south of 6 Mile/east of Sheldon; WOODLANDS OF NORTHVILLE, north of 6 Mile/west of Sheldon; and, indirectly, THE RAVINES, north of 6 Mile/east of Sheldon). We also contacted the Township, Pulte, some of Pulte's contractors, and other contractors regarding services and costs. We considered risks to the Association and our savings to date.

According to our bylaws (developed by Pulte Land Company, LLC and registered with Wayne County) after the first year as an Association, the Board may, at its discretion, raise the annual assessment to \$300. However, in subsequent years, any annual assessment may not be increased by an amount in excess of 25% of the preceding year without the majority vote of the homeowners.

The projected 2005 budget will be reviewed during our annual meeting March 7th at 7pm in the Northville library. If you have further questions, please contact a Board member.

NOW THAT WE'RE ON OUR OWN

2005 will be our first year as an Association taking care of our common interests and paying all the bills. The Board will likely be conservative when it comes to adding expenses above-and-beyond regular maintenance. There have been requests for enhancements to our neighborhood. So far, the ideas are reasonable and worthy. With each ensuing year, we will get better at knowing what it costs to maintain our neighborhood and the expectations of everyone. Be patient but write your ideas down! In time, perhaps we will get that outdoor ice rink, lighted tennis court and heated pool!

WE'VE GOT FREE SEATS!

Regretfully, not to an event but there are three (3) seats opening on our Homeowner Association's Board. The only requirement is that you be an adult homeowner. It is a two-year commitment, the team meets monthly, and the work can be quite interesting. There is a lot to do for our new neighborhood. Do you have great ideas or lots of complaints? Do you want to increase, or at least maintain, the value of your home? Please consider running for election.

HAPPY HOLIDAYS!!

*Didn't the neighborhood look fun at Halloween?
Now so many homes look festive for the year-end
holidays and gatherings. We wish everyone all
the best!*



NEW TO THE 'HOOD?

If you are new to the neighborhood, please contact a Board member to let us know your family name and address for our records. Additionally, you may want to contact David Wang to gain access to our website, www.thewoodlandssouth.com. Past newsletters, HOA meeting minutes, bylaws and other information are, or soon will be, posted there for your reference.

WE'LL BE BACK

Like Martha Stewart, this newsletter is going away but will be back. The frequency will be decreased to quarterly next year. We will try to time its publication before special events -- such as the annual meeting, spring cleanup, summer picnic, etc. Look for the next newsletter in February.

SILT

Silt is a word for sludge, mud, dregs, muck, and scum. You can find these in a dictionary but not in our drains! The black material has been removed so streets should drain freely. No more vast puddles to drive through or skate upon. ☺