

Woodlands South
Homeowner
Association
PO Box 231

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In Summary:

• 2005 HOME OWNER ASSESSMENTS WERE DUE JAN 1

• ANNUAL MEETING:
MARCH 7TH AT 7PM IN
NORTHVILLE'S LIBRARY

- What do you want to talk about?
- Would you serve on the HOA Board of Directors?
- Street and sidewalk snow removal
- Mail problems?
- New to Woodlands South?
- Think Spring!
- Best way to contact a Board member

Homeowner Association (HOA) Board of Directors

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

Architecture Review Committee (ARC)

Mrs. S. Schneider 735-8451
Mr. A. Sorgenfrei 596-9659
Mr. Bill Blanks 348-0690
Mr. J. Sanghvi 305-6032
Mrs. P. Walworth 766-2310

Website:

www.thewoodlandssouth.com

ANNUAL ASSESSMENT \$

Every Homeowner Assessment WAS due January 1st

We alerted readers of the 2005 fee in the November newsletter and again in the December newsletter. A bill was mailed to each homeowner. Reminder letters were sent to those who missed the January 1st deadline. And there are *still* a few who have not paid their annual dues. Next, certified letters will go out and, quickly following, property liens will be applied. All legal expenses will be paid by those negligent homeowners.

Because of the time, effort and cost involved with collecting delinquent assessments; next year's late fee will be much higher.

SNOW



For those wondering, Pulte has not passed responsibility of our sub to Wayne County. For this reason, County snow plows will not be working in Woodlands South this winter. However because residential streets are the County's lowest priority, our HOA will contract for street snow removal.

To date, we have employed two different snow plow companies. We utilized Toll Brother's contractor in December. There is no arguing they do a wonderful job but at an extremely high price. The cost of their one time service was \$1,145. We are now using a company that charges \$254 for each plow of our entire sub. As the cost of these two companies' services is vastly different, the Board realizes the quality of work is vastly different. Some homeowners would like our roads cleared down to the blacktop like Northville Hills and as Pulte did while selling homes. Regretfully, we cannot afford this fine standard of snow clearing at our current \$275 yearly association fee.

AND MORE SNOW



- ✦ If you have a sidewalk along your property it is your responsibility to clear snow and/or ice from that walk within 24 hours of a snow or ice event. This is from a Property Ordinance followed and enforced by Northville Township. Clearing the sidewalk in front or along side of your home is also a courtesy toward your neighbors who need to use the walk. Children must get to and from their bus stops safely, and others need to walk without threat of injury.
- ✦ Homeowners are also expected to maintain in good repair and clear snow and/or ice from their driveway, front walk and front steps. This is also part of the Ordinance followed by our Township.

* TEENS: money making opportunity here *



THINK SPRING

Since this newsletter may not be issued again for a few months, keep these things in mind when starting outside yard work:

- Please, please verify your lot lines.
- Landscaping should grow within your property lines.
- Do **NOT** plant on our commonly-owned park land.
- Deck plans must be approved by the Board prior to building
- Above-ground pools are **NOT** permitted in Northville, including this subdivision.
- In-ground pool plans must be approved by the Board prior to construction.
- Please do not feed *Canadian Geese* or other *gallinaceous* birds ;)

Refer to your bylaws for these and other subdivision regulations. Previous newsletters on the website also detail neighborhood policies. If you have questions about rules send an e-mail to the Board via a link on our website. Someone will get back to you within 48 hours. For problems with the website contact David Wang at david.wang@comaupico.com.



WHICH AND HOW?



Question: I need to talk with someone on our Homeowner Association Board but don't know which member to contact or the best way to get a hold of them (telephone? e-mail? U.S. Post?).

Answer: The preferred method of contact is via an e-mail link on our neighborhood website. Someone will get back to you within 48 hours. If you do not have e-mail capabilities, the form for Suggestions/Concerns is posted there. By using the form or e-mail link, the response workload can be evenly shared among board members and it assists us at keeping written records as required. Thank you for your help.

Another option to remember: monthly board meetings are open to resident homeowners.



CALLING ALL HOMEOWNERS

Three of the five elected Home Owner Association Board of Directors' terms are nearly over (specifically Siva Velu, David Wang and Sherry Schneider). Their seats will be up for election at the annual meeting of all homeowners on March 7th in the Northville Library. If you have any inclination, please consider running for election. We need people who can carry out a two-year term and have time each month for HOA work. As a member of the Board, you are part of a team that is learning and working together. The **most important requirements** are for someone who is enthusiastic and available... and have a computer with e-mail too.

Here are examples of Board responsibilities and what we have been involved with: accounting; on-line banking; budgeting; insurance; helping neighbors resolve issues; better-defining and enforcing bylaws; deck, pool, sunroom design reviews; contracting landscape services; investigating pond and other grounds maintenance; communicating with other subdivisions; creating our logo; creating and maintaining a website; publishing newsletters and an annual directory; learning about real estate law, liens, and collection agencies; working with various Township and County departments; working with Pulte sales, project and Land Development teams; investigating Township and County ordinances; initiating a summer party and a charity clothes drive; investigating mailboxes and street signs; helping with neighborhood safety; collecting delinquent assessments; learning to read legal documents... The work is often interesting and educational.

JOT THIS DOWN:



The annual meeting of all Woodlands South homeowners is Thursday, March 7th at 7pm in the Northville Library.

The library is located at 212 W. Cady Street in downtown Northville.

The number is 248-349-3020.

** Please make an effort to attend. **

Elections for the three new Directors will be held and subjects regarding our neighborhood will be discussed. This meeting is an ideal time to share opinions, suggestions and concerns.

NEW TO THE SUB?

Please contact one of the current Board Members (names and numbers are on the front of this newsletter) to notify us of your name and Lot number. We have a neighborhood directory for you and can help you gain access to the website. Please let us know how we can help you become acclimated with the sub.

MAIL TROUBLES?

Some in the neighborhood have been receiving mixed mail, opened mail or missing mailing altogether. If you are unhappy with your service, notify the U.S. Postal Service: 1-800-275-8777

