

Woodlands South
Homeowner Association
PO Box 231
Northville MI 48167

Newsletter
April
2005



In Summary:

- Help clean our common areas April 30th, 9am.
- Hold a garage sale along with your neighbors Fri. & Sat. June 3rd & 4th (9am - 3pm)
- Local charity to pick-up donations weekend of June 4.
- Are you handy with a few hours to volunteer?
- Surfin' has never been easier on thewoodlandssouth.com
- Pulte working on the finishing-touches to our Common land.
- Before you setup that multi-stem flag pole, better check the neighborhood bylaws!

**Homeowner Association
2005 Board of
Directors**

PRESIDENT:

Allen Sorgenfrei 596-9659

SECRETARY:

Lance Giannola 347-2075

VICE PRESIDENT:

Cindy Harbin 348-4948

VICE PRESIDENT / WEBMASTER:

Mike Romanowski 924-2737

TREASURER:

Jean Bisognetti 249-6222

WEBSITE:

www.thewoodlandssouth.com

No more passwords! Easier than ever -- just ask a 3 year old to show you ☺



SPRING CLEAN



Did you know together we own 22.17 acres? Please consider volunteering some of your time to pick up litter that has made a home in our shrubs and wooded areas. **Meet at the start of the path on Oak Forest Drive at 0900.** Volunteer workers will be distributed throughout the sub. If you cannot start at 9am, join in whenever you can. Trash bags will be provided. Only heavy rain would postpone this effort until the following Saturday.

Fill a trash bag, get some fresh air and meet a neighbor or two. Kids and leashed dogs are welcome to join the effort. Don't forget to wear your **work gloves and boots**. Bring a bottle of water, thermos of coffee, or other choice drink for yourself or to share! ☺☺



WE HOPE TO SEE YOU AT THE

COMMON GLEANING SAT. APRIL 30th

GARAGE \$ALE

To date, almost a dozen homeowners plan to partake in the multi-home garage sale **Friday and Saturday**



June 3rd and 4th 9:00 am to 3:00 pm

~ rain or shine ~
Call Cindy Harbin (248) 348-4948 if you have any questions, suggestions or would like to participate!



CHARITY PICKUP

“Civic Concern” is a charity that collects clothing and furniture for distribution (not resale) to needy families in the Northville/Novi area. They have agreed to come to our subdivision the **afternoon of Saturday June 4th** to pick up our cast-offs. Whether you are participating in the garage sale or not, donations will gladly be accepted and tax receipts given. Like the last time we had a charity pick-up, place items for donation on **Lot 62 ½** -- at the top of the Commons path on Oak Forest **by 4:00pm**. (Start purging!)



THE GREAT OUTDOORS

Now that the weather has become so nice and we turn our attention to outside projects, please review the “Declarations of Covenants, Conditions & Restrictions” given to you during home purchase; Northville Township’s ordinances; and past newsletters (Apr ’04; Jun ’04; Jul ’04) for guidance on landscaping matters.

- The 2004 year-end holidays are *long* over. **‘Tisn’t** the season for those decorations any longer!!
- Sod and landscaping are required within six (6) months of completion of home construction or home purchase.
- Above-ground pools are **NOT** permitted anywhere in Northville Township.
- In-ground pool and deck plans must be reviewed and approved by the Woodlands South HOA Board prior to the Township’s review.
- **Dogs must be under owner control – on leash or supervised. They should be seen and not heard.**
- Please be aware of your property lines and do not put anything on land you do not wholly own.



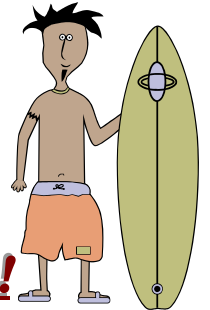
OPPORTUNITY



KNOCKS

Perhaps you cannot commit to a term on the Board of our HOA but you might consider the following: our neighborhood needs someone who is handy with a little extra time to serve their fellow man (“man” in a gender-neutral sense). Ideally, the person should be 18+ years of age but we would be grateful for a younger volunteer working with a parent’s supervision. Specifically, the sub needs someone to replace and paint four damaged mailbox posts. Our Homeowner Association will pay for materials. Please call Joan Bisciotti 248) 349-6333 if you can help!

IT’S
NEVER
BEEN
EASIER!



Desperate homeowners (get it? Instead of “desperate housewives” hah!) – your despair is over. www.thewoodlandssouth.com has been revised and is now easier than ever to use. **No more passwords!** Mike has spent a lot of time making it “homeowner friendly”. Now anyone can quickly (that is, if you don’t have dialup) surf the site and make use of its resources. Did you know our bylaws and newsletters are posted there? Check it out, dudes!

MAKING USE OF



TECHNOLOGY

HOW WOULD YOU LIKE TO RECEIVE NOTICE OF THE LATEST NEWSLETTER VIA E-MAIL? We are interested in sending e-mail notification with a hyperlink so homeowners can read and/or print this periodic newsletter easily and independently, eliminated the need for mass-printing and distribution. We plan to run a trial of this in the next few months. Feel free to share your thoughts on this topic via our website.



PULTE'S **"TO-DO"**

HOA Board members Allen & Lance will be working with Pulte representatives over the next few months to resolve open issues with our commonly-owned land. Homeowners, however, must work with Pulte to take care of individual home matters such as poorly graded sidewalks, sunken yards or drives, or dead boulevard trees.

Here is Pulte's to-do list for our Commons. Please let Lance or Allen know of any concern that is not listed here:

1. repair torn sod along bike path near Oak Forest
2. repair sink hole along path near Oak Forest
3. verify repair of bad sprinkler valve
4. add lock to vacuum breaker valves
5. key for sprinkler control box (?)
6. fix low area near utility boxes at rear corner of Lot 60 (raise boxes, re-grade & sod)
7. improve grass along rear lot lines of Lots 58, 59, 60, 74, and 75
8. seed behind Lots 8 & 9
9. plant cattails along water intakes in ponds
10. remove silt cloth in storm drains throughout Commons
11. remove posts, etc. along construction fence lines
12. remove original white street signs
13. remove two vehicles from bog in south woods
14. replant several bushes that have washed out south side of main detention pond (verify this..)
15. dredge silt pond
16. remove or cut PVC pipe sticking out of ground behind Lot 74
17. turn over the landscaping plan for our Common areas
18. verify health of all trees
19. weed/mulch shrub/tree beds

LANDSCAPING

We received three quotes from companies to maintain our Commons this summer. Perfect Property Maintenance Inc. won the contract. They will mow, trim, blow weekly and apply four applications of fertilizer / weed inhibitor. They will begin service next week.