

WABEEK SOUTH HOMEOWNERS ASSOCIATION

October 21, 2015
Fall Newsletter

www.wabeeksouth.com

Annual Meeting

The annual meeting of the Wabeek South Homeowners Association will take place on Wednesday, November 4, 2015, at 7:00 p.m. at the Wabeek Country Club! Please try to attend!

2015-16 Annual Dues

The mandatory dues for the coming year are:

Bloomfield Township homes: \$150

West Bloomfield Township homes: \$335

Dues are due by January 15, 2016

Please make note of the following:

1. The difference in the amount of dues between the two sides of the subdivision is attributable to the fact that Bloomfield Township residents pay for snow plowing as part of their taxes, and the Wabeek South Homeowners Association must privately contract for these services on the West Bloomfield Township side of the subdivision.
2. The payment of dues is not optional. The Wabeek South Homeowners Association is legally authorized to assess and collect these dues. Failure to pay dues in a timely manner will result in a lien being placed on your home and with you being responsible for all associated legal fees and costs.
3. Please note that the Board has raised the base dues for the homeowners starting next year by \$25 per household. Base dues had remained at \$125 for over a decade and needed to be adjusted for inflation in the costs of services and some additional investments in recent years. In the interest of improving and maintaining the aesthetics of the neighborhood we have taken on additional tasks such as lawn mowing along main roads, beautification and maintenance of the entrances and cul-de-sacs.



Welcome to Wabeek South

The beautification continues. The entrance sign at Golf Ridge and Long Lake has been updated, refinishing the signposts with stone veneer. We also hope that you have enjoyed the seasonal planter displays and newly updated lighting at the Long Lake and Middlebelt entrances.

Cul-de-sac landscaping. Wabeek South has many cul-de-sacs, some of which contain beautiful plantings, but many of which are undecorated. The board is proposing a program by which the HOA would offer to split the cost of landscaping individual cul-de-sacs with the adjacent homeowners. Homeowners would select plantings according to their own taste and the HOA would contribute 50% of the cost (up to a maximum of \$1000 contribution per cul-de-sac) and offer future maintenance. Such improvements beautify the neighborhood and raise property values for all. If you live on an undecorated cul-de-sac, keep an eye out for a letter giving more details.

Road Condition Update

WEST BLOOMFIELD SIDE

Roads throughout the West Bloomfield side of Wabeek South were replaced in 2000 by the Road Commission of Oakland County (RCOC). A 15-year warranty was attached to this project including “mill-and-fill” repair of potholes, a method by which affected areas are milled out and replaced with hot asphalt. Residents have notified the RCOC of a number of existing potholes and the Road Commission has assured us that they are covered under the warranty and will be scheduled for under-warranty repair later this year, or in the spring. In future years the RCOC is still responsible for maintaining our roads but, with the expiration of the warranty, will subsequently fill potholes using “cold patch” asphalt. Cracks will also be filled with sealant. Residents are encouraged to be vigilant and report potholes and cracks on the West Bloomfield side to the RCOC by calling **(877) 858-4804**. Prompt repair of small cracks and potholes can help to prevent more serious deterioration.

BLOOMFIELD TOWNSHIP SIDE

After several years of organization and planning, the project of repaving the roads in the special assessment district was completed late 2014. Residents can enjoy safer driving conditions and increased property values. The roads were paved by the Road Commission of Oakland County and future maintenance is the responsibility of the Bloomfield Township Road Division. Unlike the roads on the West Bloomfield side, there is no expiration date for the warranty on these newly installed roads. We hope that it will be some time before potholes and cracks develop, but when they do residents should contact the Bloomfield Township Road Division at **(248) 594-2800** to request repairs.



Snow and Ice on the Way!!

The Bloomfield Township side of the subdivision will be plowed and salted by Bloomfield Township. The residents of the Bloomfield Township side of the subdivision pay for these services as part of their real estate taxes. The West Bloomfield Township side of the subdivision will be plowed and salted by an independent contractor hired by the Wabeek South Homeowners Association. The residents of the West Bloomfield Township side of the subdivision pay for these services as part of their homeowners association dues.

Regardless of which side of the subdivision you reside within, if you live near a fire hydrant (either on your property or on an adjacent cul-de-sac), please advise the snow plow company that plows your driveway not to stack the snow near the fire hydrants. This year we are renewing our contract with Elowsky Lawn Services for plowing the West Bloomfield side of the subdivision. We note that Elowsky also offers driveway-plowing services; interested homeowners can reach them at **(248) 802-6514**.

Architectural Approval

Planning an exterior renovation or modification to your home's appearance? Then don't forget to contact the homeowners association for feedback and approval before moving ahead with your plans. We love to see homeowners improving and updating their homes according to their own taste and hope to make the approval process fast and easy. The reason for this process is to ensure the continued beauty of our subdivision for all.

More information about architectural controls and restrictions can be found in article IV of the Wabeek South Covenants, which can be downloaded at www.wabeeksouth.com. Note that no approval is necessary for interior alterations. Homeowners seeking approval for plans, or with general architectural questions, should contact Jim Boschan at jimbo0007@aol.com.

Halloween

Halloween falls on a Saturday evening this year. Please help our subdivision be family friendly by having candy ready and turning on your porch light.



Directory & Email List

HOMEOWNERS DIRECTORY

From time to time we distribute a Homeowners Directory to all residents of Wabeek South. A new directory will be released in early 2016 and residents who would like to update their directory entry should contact George Wicker at gw3@comcast.net or (248) 321-4840 as soon as possible, and no later than December 20th, 2015. The directory is distributed in printed form; for privacy concerns the directory will not be published digitally or online.

EMAIL AND WEBSITE

Did you know that the Homeowners Association has a website? It's www.wabeeksouth.com. It contains the most up to date information concerning our Association. Newsletters, covenants, bylaws, maps, contact information, and recycling are all on the website. Please bookmark and check it often to find out the latest news. Newsletters are created semi-annually and are only printed and mailed with dues. They are also available on the website.

The Board has set-up an e-mail distribution list. Members will only be subscribed to the list if they choose to be and only members of the list can post messages to it. The use of the list will be monitored closely by the Board and if it is abused by any member they will be removed. We hope that it allows homeowners to post their questions or concerns regarding the subdivision, and to allow the Board to keep homeowners informed of HOA activities.

We have set up a "Group" at Google.com, the group email contact is wabeek-south@googlegroups.com. Subscription requests can be made at: <http://groups.google.com/group/wabeek-south/> by logging in with your Google or Gmail account information, if you have one. Or you can simply send an email to: Rhett@gronevelt.com and request to be added.

Recycle Bins

Residents on the West Bloomfield side can request a free recycling cart from Rizzo Environmental Services, our trash and recycling hauler. You may have already seen some of these large red carts at the curbside, you can request your own by calling Rizzo at **(888) 877-4996**.

Bloomfield Township Residents can request a recycling container by calling the Bloomfield Township Department of Public Works at **(248) 594-2800**.

Around the Neighborhood

With the sun setting earlier this time of year the neighborhood can become very dark in the evening. We encourage homeowners to help illuminate our neighborhood using porch lights or landscaping lights in the evening.

We kindly remind dog owners to help keep our neighborhood beautiful by appropriately cleaning up after your pets when out for a walk. Thank you to the great majority of you who already do so!

Current HOA Board Members:

President	Rhett Gronevelt	
Treasurer	Suresh Mangrulkar	
Secretary	Jim Boschan	
Board Members	Michael Barnd	Yash Lakra
	Jay Hazra	Dan Steffy
	Doris Harber-Hollins	George Wicker

Billing questions only:	Vipin Gulati	(248) 254-3800
Other financial questions:	Suresh Mangrulkar	mangrulkar@comcast.net
Trash (WB. side):	Rizzo	(586) 772-8900
Beautification, Cul-de-sacs:	Michael Barnd	mbarnd@comcast.net
Architectural Questions/Approvals	Jim Boschan	jimbo0007@aol.com

Helpful Phone Numbers :

To report road potholes and other road defects:

Bloomfield Township Road Division	(248) 594-2800
Road Commission of Oakland County (WB. side)	(877) 858-4804

To report a maintenance problem pertaining to someone else's property:

Bloomfield Township Ordinance Department	(248) 433-7700
West Bloomfield Code Enforcement	(248) 451-4880