

WABEEK SOUTH HOMEOWNERS ASSOCIATION

November 4, 2016
Fall Newsletter

www.wabeeksouth.com

Annual Meeting

The **annual meeting** of the Wabeek South Homeowners Association will take place on

Wednesday, November 30, 2016
at 7:00 p.m

at the **Bloomfield Township Auditorium** located at 4200 Telegraph Road (due to availability issues, the meeting will not be held at the Wabeek Country Club as in previous years). Please try to attend! Your input is valued and we will be filling some open positions on the board. We encourage you to consider serving on the board, even if you are new to the neighborhood!



2016-17 Annual Dues

The mandatory dues for the coming year are:

Bloomfield Township homes: \$175

West Bloomfield Township homes: \$360

Dues are due by January 15, 2017

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. Homes that are two or more years overdue on their dues risk being having a lien. **If you are behind on your dues please settle your balance ASAP to avoid a lien.**
3. Please note that the Board has raised the base dues for the homeowners by \$25 per household. Increases in expenses have necessitated this increase in the dues. In particular, the costs of landscaping have gone up from previous years. Despite this increase we note that our association dues are lower than many other subdivisions in the area and the board works hard to negotiate competitive prices for landscaping and snow removal. We encourage homeowners to attend our meeting and consider volunteering to join the board.

Cul-de-sac renovations

Wabeesk South has many cul-de-sacs, some of which contain beautiful plantings, but many of which are undecorated. The board has started program by which the HOA will 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 \$2000 contribution per cul-de-sac) and offer future maintenance. Such improvements beautify the neighborhood and raise property values for all. Interested homeowners should contact the board for more information. Since initializing this project last year one cul-de-sac has been renovated, Exmoor Circle. Below are before and after photos.



Road Condition Update

WEST BLOOMFIELD SIDE

Roads throughout the West Bloomfield side of Wabeesk South were replaced in 2000 by the Road Commission of Oakland County (RCOC). A 15-year warranty was attached to this project and over the past year some final under-warranty repairs were made. Moving forward, the RCOC is still responsible for maintaining our roads but, with the expiration of the warranty, will only fill potholes using "cold patch" asphalt. Cracks will also be filled with sealant. Residents are encouraged to 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 in the future.

BLOOMFIELD TOWNSHIP SIDE

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. Maintenance is the responsibility of the Bloomfield Township Road Division. 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 West Bloomfield Township side of the subdivision will be plowed and salted by an independent contractor hired by the Wabeesk South Homeowners Association. 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.

Crime in the neighborhood

Over the past year there have been some home burglaries as well as thefts from parked cars in our neighborhood. Crime reports can be found in the Eagle newspaper which is delivered to all homes. We encourage you to stay vigilant and active to help prevent crime. Here are some tips to help keep our neighborhood safe:

- Keep your home exterior well lit
- Appropriately trim shrubs around your home
- Do not hesitate to call the police if you see something suspicious around the neighborhood
- Keep your home secure, do not leave doors unlocked or unattended garage doors open
- Cars parked outside of a garage should not contain visible goods in the cabin that could be the target of theft

Directory & Email List

HOMEOWNERS DIRECTORY

From time to time we distribute a Homeowners Directory to all residents of Wabeek South, most recently one was mailed to all residents at the beginning of 2016. The directory is distributed in printed form and for privacy concerns the directory will not be published digitally or online. New residents who would like a directory should contact the board members or attend the board meeting to obtain one.

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 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	Dan Steffy
Secretary	Jim Boschan
Board Members	Michael Barnd, Jay Hazra, Doris Harber-Hollins, Suresh Mangrulkar, George Wicker

Billing questions only:	Mark Mullin	(248) 475-4940
Other financial questions:	Dan Steffy	desteffy@gmail.com
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

A link to report code enforcement violations online can be found at www.wabeeksouth.com