

Woodlands South Home Owner Association
PO Box 231
Northville MI
48168-0231

Newsletter
Spring 2006
Special Edition



In Summary:

Is there still interest in the Court Beautification project??

An updated neighborhood directory will be delivered shortly

The April 22 annual Spring Clean-Up was a great success

Summer Do's & Don'ts List

What's New In & Around Town

Be sure to check our website
www.thewoodlandssouth.com

2006 Homeowner Association (HOA) Board of Directors

President:
Paul Frederick 596-0094

Vice President:
Lance Giannola 347-2075

Vice President:
Mike Romanowski 924-2737

Treasurer:
Julie Gutzmann 924-2939

Secretary:
Cindy Harbin 348-4948

ISLAND BEAUTIFICATION

The HOA would like to survey homeowners interest in proceeding with the Court/Island Beautification project.

As you may recall, the beautification was designed to improve the appearance of the cul-de-sac islands while keeping in mind fairness to all homeowners (that is, homeowners not living on a court). It was decided that the HOA would spend \$50 per court for shrubs to be planted on the main-street side of each island. The appearance of the islands will be uniform from the main-street side but may vary in front of the houses. Homeowners living around an island were asked to contribute \$50 for added plantings on the island in front of their homes and to actually plant the shrubs. Since the islands do not have sprinklers, we would have to select bushes and shrubs that do well in dry soil. The hope is also that homeowners would help water and tend to their investments.

If there is enough interest in the project, we would need a Court Captain volunteer from each of the six courts. They would facilitate the planting selection, money collection, shrub purchases and planting. If there is insufficient interest, the \$180.00 Plymouth Nursery credit we have will go towards beautification of the walking path entrance on Oak Forest Drive.

If you live on a court and your home is one the three homes facing the island, we would appreciate your answers and comments to the following brief survey.

Name _____

Address _____ Lot # _____

Phone _____

I am interested in participating in the Beautification project ___Yes ___ No

I would volunteer to be a Court Captain ___Yes ___ No

Comments _____

Please pass your completed survey to any HOA board member. Thanks.

PULTE INFO

You may have noticed the new, albeit dead sod planted at the walking path entrance on Oak Forest Drive. The original cement was taken out and replaced with sod by Pulte per Northville Township ordinance. The HOA was not informed of the imminent sod and unfortunately did not have the sprinkler system up and running. Pulte has been informed of the sod condition and plans to rectify the situation ASAP.

The No Parking signs that recently appeared were put in by the Township.



MANY THANKS to all the volunteers who helped make the 2nd annual Spring Clean-Up held on April 22 a big success.

Mother Nature cooperated by providing us with a warm and sunny morning. We collected a lot less trash this year, which is a good thing.

***NEIGHBORHOOD
DIRECTORY
Coming Soon***

SUMMER DO's and DON'Ts



- DO maintain your property. Mowing should include edging and weed whacking.
- Maintenance also includes the boulevard area between your lot and the edge of the street pavement. Weeds and grass must never exceed 6" in height, and homeowners must keep their property in good condition and repair. That includes tending to grass growing over sidewalks and around mower obstacles such as your mailbox post and air conditioner.
- DON'T put up an above-ground pool. They are not permitted anywhere in Northville Township.
- DON'T put anything on land you do not wholly own. Our bylaws explicitly state that alteration to any common land is the sole responsibility of the Home Owner Association. It is not permissible to plant trees, shrubs, flowers, grass or remove such things from common areas without the express approval of the HOA Board. Be also warned not to alter wetland and Northville Township land in any way.

WHAT'S NEW AROUND TOWN?

Five Mile & Beck Area:

1. New Ruby Tuesdays restaurant under construction on Beck south of Max and Ermas
2. Water Distribution System Improvement project underway to create new water pressure
 - a. Elevated water tower (Community Park just west of Robert Scott Correctional facility)
 - b. Booster station (5 & Beck; NE corner)
 - c. Plymouth Township will erect a water tower on their property on the south side of Five Mile, west of the Home Depot
3. Currently, there are no plans to move the Robert Scott Correctional Facility from its NW corner site
4. DEHOCO (Detroit House of Corrections) is still owned by the State of Michigan. The state is investigating the potential for selling the property. It would most likely be zoned for commercial/Research and Development. This site is comprised of approximately 126 acres.
5. New strip mall on the south side of 5 Mile, just east of Beck will be called Gateway. Plymouth Township says there are some leases signed already.

Five Mile & Sheldon Area:

1. Township board approved an offer of \$2 million plus land from Grand Sakwa Properties for retail development on the 15 acres at 5 Mile and Sheldon (NE corner)
 - a. Grand Sakwa must seek zoning change and submit a site plan
 - b. Grand Sakwa plan calls for 7,948 sq. feet of retail space, including a drugstore, a bank, a restaurant and a specialty grocery store.
 - c. 7 acres of the 15 acre site would be used for green space (to buffer the development from adjacent subdivision)
2. Plans are back on track for the fall closing of Sheldon Road for construction of a railroad bridge that will carry trains over the road.

Five Mile & Ridge/Napier

1. Comau Pico Inc. development is scheduled for this area. The plan calls for the construction of four facilities set in a campus-type atmosphere. The site is located east of Napier Road, south of Five Mile Road and west of Ridge Road in the Metro West Technology Park, Phase III, Plymouth Township.



GARAGE SALE ANYONE??

The Woodlands South HOA will not be organizing a subdivision garage sale this year. However, if any ambitious homeowners would like to pursue a sub-wide sale, the HOA will be happy to advertise it on the sidewalk sign. Let us know via email.