



WOODLANDS SOUTH

Homeowners Association Newsletter

May 2008 ▪ **AROUND THE CORNER AND DOWN THE STREET.....**

NEIGHBORHOOD NEWS THAT MATTERS TO YOU.

Homeowners Annual Meeting

The 2008 annual meeting was held in the Northville Township building on March 18, 2008. Turnout was disappointing, with only about 10% of the homeowners represented. Paul Frederick and Julie Gutzmann have completed their 2-year term on the board. We thank them for their dedication and hard work. Three new board members; Cindy Harbin, Derek Fan and William Hayes, join Duane Redick and Steve Hamilton who are each on their second year of a 2-year term. For those homeowners who unable to attend the meeting, the 2008 Annual Meeting presentation and minutes have been posted on the Woodlands South website.

Replacement Mailbox Policy

By now, all homeowners should have received a special meeting letter and a proxy form for voting on the proposed mailbox replacement. The HOA has selected a very attractive replacement box and post, consisting of a durable black die cast box and black aluminum post. For a very minimal investment, this will improve appearance and value of our homes, and restore functionality to boxes that are in disrepair

As per the Woodlands South Declaration of Covenants, the HOA will hold a special meeting on June 10, 2008 at 7:30pm at the Township Municipal offices pertaining to this proposed replacement. At this meeting, a vote will be held to proceed with this action. As personally attending meetings is usually difficult with schedules, the proxy can be used to authorize the board to cast your vote in favor or against replacement. You are welcome to attend the meeting with any questions and to vote in person if desired. **For those using the proxy (whether you are for or against the mailbox replacement), please return it by May 24, 2008 to make sure your vote is counted!** to Woodlands South HOA, P.O. Box 231, Northville, MI 48168-0231.

Mailboxes will be replaced by a local organization dedicated to installation and sales of mailboxes for residential and commercial applications. The mailboxes are made in California and replacement parts are readily available if needed. Our units include a small box for flyers, newspapers, etc. This will hopefully eliminate solicitors from taping flyers to our mailbox sides that end up creating a mess. Cost of the unit, including installation and discarding of the old unit is \$260. The association will subsidize \$50.00 of this cost, so that the cost to each homeowner will only be a total of **\$210.00**. Please Note: The U.S. Post Office mandates that we maintain the current 2, 3 or 4 box configurations.

2008 HOA Board

President: Cindy Harbin
Vice President: Steve Hamilton
Vice President: William Hayes
Treasurer: Derek Fan
Secretary: Duane Redick

To contact the HOA board or to submit a comment, please use the feedback form on the Woodlands South website:
www.thewoodlandssouth.com

DRIVERS:
You Need to Slow Down!
Speed Limit is 25 mph

With summer fast approaching, now is a good time to remind all homeowners about lawn care responsibilities. It's more than just the mowing!!!!

You have to weed, trim and edge. Many homeowners have neglected edging and as a result, their sidewalk is disappearing!!!!

Also, guy wires and stakes should be removed from trees after one growing season. If left on longer, you risk damage to the tree.

Cement drain splashguards are obsolete and should therefore not be stacked or stored against your house. Please dispose of them properly.

The HOA will be addressing covenants and by-law compliance during the next HOA meeting.

2008 Resident Directory

The 2008 Resident Directory will be printed this summer by Cathedral Directories. Because the directory contains advertisements, there is no cost to the HOA. This month, the board will be distributing a resident directory form on which homeowners can update their listing information. Please complete the form and submit it directly to an HOA board member or mail it to the Woodlands South HOA, P.O. Box 231, Northville, MI 48168-0231. The directory will be distributed to only homes in our neighborhood and will not be shared with anyone other than members of the subdivision. In the interest of safety, children's names and birthdates will not be published so please do not include this information on the listing form.

Picnic

Rose Peralta, Bev Romanowski and Angela Moyski have teamed up with other volunteers to organize a subdivision summer picnic for June 28. The picnic will be held from 2:00 – 8:00pm (rain or shine) in the Millennium Pavilion Park which is located behind the Fire Station on Six Mile. Hamburgers, veggie burgers and hotdogs will be supplied. Homeowners are asked to bring their own beverages and a dish to share. The shared dishes have been divided up according to lot numbers and will be spelled out in more detail in a flyer that will be distributed shortly. Please RSVP by Saturday, June 7 to Rose Peralta via email at rose_peralta@yahoo.com or by phone at 248/924-3117. She will need to know your family name and, for the games, the number and ages of the kids attending. Additionally, a Halloween Bike Parade is being planned for Sunday, October 26. Stay tuned for more details on both events.

Spring Clean Up

The 2008 Spring Clean Up was held Saturday, May 3. Thanks to the families and their kids who came out to pick up the litter that had made a home in our shrubs and wooded areas. We collected a lot of trash which should make your next walk through the commons a little more enjoyable!!

Midwest Landscape Service

Midwest Landscape, the HOA contracted landscape and snow plowing service, will be in the neighborhood repairing sod damaged during this winter's snow plowing. This fall, Midwest will be putting in snow plow guide sticks in an effort to minimize sod damage next year.

Commons Area Pond

The board is working to develop a treatment plan for the commons area pond. As many path walkers know, pond stagnation has been a problem, especially during hot and dry weather. HOA research has shown aeration (via a bubbler or fountain) is cost prohibitive at this time. We are currently exploring other treatment options and hope to have a plan in place before the warm weather hits.

Island Court Enhancement

Homeowners who live on a court are encouraged to get together this spring or summer to spruce up their court islands. Since the islands do not have sprinklers, please select bushes and shrubs that do well in dry soil. The hope is also that homeowners will help water to protect their investments. For planting ideas, check out the landscaped islands on Oak Forest Drive and Oak Forest Court.