



## WOODLANDS SOUTH

# Homeowners Association Newsletter

April 2011 ■ **AROUND THE CORNER AND DOWN THE STREET.....**

**NEIGHBORHOOD NEWS THAT MATTERS TO YOU.**

**HELP CONTROL HOA DUES AND COSTS....  
DO YOUR SHARE BY VOLUNTEERING SOME TIME**



### **2010 SPRING CLEAN UP VOLUNTEERS**

#### **Spring Clean Up**

The 2011 Spring Clean Up will be held on Saturday, May 21, 2011 at 9:00am. Volunteer efforts like this save the HOA a lot of money. We hope that you will volunteer some of your time to help protect our investments and minimize future homeowner dues. If our volunteer turnout is good, we will split up into groups to tackle trash pick-up, tree and foliage trimming (walking path bridge area), bridge repair and commons area raking and reseeding. Bring a garbage bag, gloves, or chain saw/pruner/tree trimmer for foliage trimming by the bridge.

***We will meet at the Oak Forest Drive walking path entrance at 9:00am – Hope you'll join us!!!***

#### **2011 HOA Board**

Cathy Webb  
Dale Jones  
Randy Jones  
Mike Romanowski  
Cindy Harbin  
[www.the.woodlandssouth.com](http://www.the.woodlandssouth.com)  
P.O. Box 700611  
Plymouth, MI 48170

**Warmer weather means  
more kids playing outside.  
Be aware and  
SLOW DOWN...  
the speed limit is 25mph**

Northville Township  
Non Emergency Police  
248/349-9400

Officer Mike Burrough,  
Community Liaison  
248/349-9400

**REMINDER: Easter is just  
around the corner...time to  
make sure any remaining  
outdoor Christmas  
decorations (wreaths,  
garland, etc.) are taken  
down.**



## Trash/Recycling Containers

Just a couple of reminders:

1. Per the Woodlands South by-laws, trash/recycling containers **must be stored within an attached garage**
2. On trash/recycling pick-up days, bins must have the metal bar/arrow facing towards the street
3. On the weeks that trash and recycle pick-up coincides, place the bins on opposite sides of your driveway
4. Alternatively, you can place them in the street as shown so the truck avoids your mailbox
5. Do not throw raw food or un-bagged trash into the bin as it will not come out when the bin is dumped. As a result, the township has already had complaints of maggots in bins.



If you feel that the 95 gallon bins you have are too large, you can request the smaller 64 gallon bin from the township. To request a smaller bin(s):

1. Call the township Water and Sewer department at 248/348-5820 to be placed on the exchange list.
2. You will need to provide your phone number and address.
3. When the bin is available (usually the next week), the township will call you to arrange a day for the swap out
4. On the swap out day, place your CLEAN & EMPTY large bin curbside

Be advised that if you get the smaller bin and are habitually placing extra bags of garbage curbside, the service will either call you or send a letter saying that you have to switch back to the larger bin. The smaller bins are designed for the amount of trash typically generated by a family of 2-3 people. If the driver has to get out of the truck to pick up bags, it reduces efficiency and defeats the purpose of the program.

## Sod Repair

Midwest Landscape has advised that they will be in the neighborhood shortly to repair homeowner sod that was damaged during the winter plowing season.

## 2011 Resident Directory

The 2011 Resident Directory will be printed this summer by Cathedral Directories. Because the directory contains advertisements, there is no cost to the HOA. Soon, you will receive a resident directory form on which you can update your contact 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 700611, Plymouth, MI 48170 **by May 01, 2011**. 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.

## Homeowners Annual Meeting

The 2011 annual meeting was held in the Northville Library on March 19, 2011. For those homeowners who were unable to attend the meeting, the 2011 Annual Meeting presentation has been posted on the Woodlands South website.

During the meeting, a number of neighborhood issues were discussed.

1. **Homeowner Lawn Maintenance** – Weeding, edging and weed whacking are the homeowner's responsibility. Homeowners on corner lots are reminded that they are responsible for boulevard tree maintenance as well. They are advised to trim low hanging tree branches for pedestrian clearance in addition to mulching trees for appearance. Last summer's heat, coupled with the harsh winter, and has taken a toll on many lawns. Per our covenants "The Owner of each Lot shall keep all grounds in good condition and repair. Some lawns may need re-seeding or even some re-sodding. The following will provide you with information on repairing bald spots in your grass.
  - *Remove weeds, dead grass, and other detritus from the injured area.*
  - *In cases where dog urine, fertilizer burn, or a spilled substance such as gasoline caused the damage, flush the soil with water before you plant. Cultivate the soil to a depth of 6 to 8 inches (15 to 20 cm).*
  - *Spread about a 1/2-inch (12-mm) layer of compost on the surface and work it in well.*
  - *If you're using grass seed, sprinkle the seed over the area. Then tamp it lightly with the back of a spade or hoe so that the seed just makes contact with the soil.*
  - *Top the seeded spot with straw or other mulch, and water lightly. The soil surface should be kept moist, but not wet, until the seedlings are growing strongly. Then revert to your normal watering schedule.*
  - *If you're using sod, cut a piece that fits the cultivated area and set it into place. Then tamp the sod firmly to ensure good contact with the soil below. Keep the sod moist to the depth of the grass roots until the blades show active growth.*
2. If your lawn was attacked by moles, you can purchase poisonous worms from Home Depot. Be sure to follow the written application instructions and all safety precautions.
3. **Vehicular Parking and Storage** – No trailer, mobile home, bus, boat trailer, boat, camping vehicle, motorcycle, recreational vehicle, commercial or inoperative vehicle of any description shall at any time be parked, stored or maintained on any lot, unless stored fully enclosed within an attached garage.
4. **Pets** – Dogs must be curbed and leashed. Dog waste must be bagged and brought home (we are still having issues with bagged waste be dropped by the walking path bridge and into the stream...YUCK). Please be advised that the HOA cannot police dog issues (unleashed, barking, etc.). Contact Northville Police Non-Emergency at 248/349-9400 or Officer Mike Burrough, Community Liaison at 248/349-9400 or at [mburrough@northvilletwppd.com](mailto:mburrough@northvilletwppd.com) for any issues that cannot be resolved first by talking to your neighbor face to face.
5. **Chimneys** – Visually check the wood around the top of your chimney. Many are rotting at the top due to the pine lumber used in their construction. You may need to have it replaced and repainted. Getting to the chimney top is a high and dangerous climb which may be best left to the experts. Several homeowners have contracted with Gary Lubinski of Blue Moon Painting:  
248/889-8795 or 586/942-8245  
[gbluemoon@comcast.net](mailto:gbluemoon@comcast.net)

*While these homeowners were satisfied with the work performed, this is by no means an endorsement or guarantee from the Woodlands South HOA.*

6. **Invisible Dog Fences** – If you are planning to install invisible fencing, make sure you are not infringing on your neighbor's property or the commons area.