



**WOODLANDS SOUTH**

## Homeowners Association Newsletter

May 2015 ■ **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**

#### **Spring Clean Up**

The 2015 Spring Clean Up will be held on Saturday May 30, 2015. Volunteer efforts like this save the HOA a lot of money. We hope that you will commit some of your time to help protect our investments and minimize future homeowner dues. Homeowners are encouraged to bring trash bags, pruners, and shovels (for flattening out the tire ruts in the grass on the walking path off Tournament Drive).

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



***2014 Spring Clean Up Crew***



#### **Website**

##### **Updated:**

The subdivision website ([www.thewoodlandssouth.com](http://www.thewoodlandssouth.com)) has been updated to include FAQ's and newsletters. The website is where we store the neighborhood bylaws, past newsletters, ACC (Architectural Control Committee) information, annual meeting presentations, and a feedback form. The feedback form is an easy way for you to communicate with the HOA board.

#### **HOA Board**

Karlyn Jones  
Cindy Harbin  
Cathy Webb  
Mike Romanowski  
Joan Bisciotti

[www.thewoodlandssouth.com](http://www.thewoodlandssouth.com)  
P.O. Box 700611  
Plymouth, MI 48170

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!!!!

Time to make sure any remaining outdoor Christmas decorations (wreaths, garland, etc.) are taken down.

With summer just around the corner, we want to remind everyone that fireworks are not permitted in the subdivision common areas per Architectural Controls (October 2012; Section 22.0).

**Northville Township  
Non Emergency  
Police  
248/349-9400**

Officer Mike Burrough,  
Community Liaison  
248/349-9400

## Website continued.....

### e-Notifications:

In an effort to go green, we plan to have all newsletters and subdivision-wide notifications delivered via email. The initial distribution list will be populated with the email addresses in the neighborhood directory. If you are not in the directory and would like to be included, please visit the website, enter your email address and click the subscribe button. If, at a later date, you decide that you no longer wish to participate, you can click the unsubscribe link at the bottom of the email to be removed from the distribution list. The notifications will include newsletters and **essential** information regarding items that impact the subdivision (e.g. plowing, road work, etc.). Email addresses will not be sold and all precautions will be made to maintain privacy. Please note that the annual HOA assessments will continue to be sent via the USPS.

### Good Neighbor Recognition

Thank you to John Woodman, Carmen Hamilton, Karlyn Jones and Mike Romanowski for their generous contribution to our community. This summer, John took the initiative to provide his labor and talents to do a great job patching the road on Poplar entering into our subdivision. Also, during the holidays, Carmen has decorated the trees on both sides of Poplar, creating a beautiful entry way and “identity” for our neighborhood. Karlyn did all the research and interviewing for acquiring a new winter and summer maintenance contractor for the sub. It was a time intensive task with a good outcome for us all. Mike Romanowski shared his time and expertise to redesign our HOA website, which will become a useful resource to email important information to all lot owners in our subdivision. Thanks so much to Mike for his valuable work on this endeavor. Finally, thanks to Dale Jones and Randy Jones for their many years of service to us all as members of the HOA Board of Directors. Both stepped down this year as we welcomed Joan Bisciotti and Karlyn Jones to the Board. Thanks to all of them for going above and beyond to be such “good neighbors!”

### Mailbox Initiative

By now, you should be enjoying your new mailboxes. Several parts of our mailbox structures were notably corroded, leaving a very unsightly appearance. The Woodlands South HOA repaired and/or replaced certain parts on our street-side mailboxes in April. This work was performed **AT NO COST TO HOMEOWNERS**. Certain costs of the replacement parts were provided by the mailbox manufacturer, and the HOA covered certain other costs, including installation. This initiative is a **one-time activity** coordinated by the Woodlands South HOA.

In order to keep the mailboxes in good shape and help them weather our harsh winters, the HOA recommends that you wax the entire unit (mailbox, post, curved arms and newspaper boxes) once or twice a year. Nano Wax works well. It is available in a spray bottle which makes fast work of the job. You can purchase Nano Wax from O'Reilly's or any other leading auto parts store.

As usual, you are responsible for your mailbox in the event of an accident or other damage that may occur. Big Bore sign, LLC (bigboresign@gmail.com) can always be contacted for parts and installation at your expense in the event of an accident or other damage.

### Ice Cream Social

Kudos to Stacie Frech organizing the Ice Cream Social this past summer. Once again, it was a big hit with homeowners and we received many favorable comments. Additional thanks to the team of ladies (Bev Romanowski, Tricia Hesse, Christine Barnett and Robin Petix) who helped to make the event a success. Watch for a flyer this summer with details on this year's Ice Cream Social.



### Receive Important Information from the Township

With the record setting snowfall this past winter, Northville Township issued an advisory that trash pickup would be delayed a day. Many of you did not receive the notice. In order to get relevant information from the township, which often includes important safety notices, please visit the township website ([www.northvillemich.com](http://www.northvillemich.com)) to register for e-notifications. You will find e-notifications on the right-hand side of the home page in the “In the Spotlight” section.

## **Tree Trimming**

Many of us have mature pear trees on our property that were planted by our landscapers. These are the trees that are the last to drop the dark brown, shiny leaves each fall. They become top heavy and need to be thinned out. In heavy wind storms they snap, often leaving the majority of it on the ground, requiring its removal and a major loss to your landscaping design. A small investment in trimming/thinning now may save you from losing these valuable, mature trees.

## **Your Boulevard Tree Responsibilities**

The HOA has received complaints from the Post Office, UPS and the garbage hauling company that their trucks are hitting tree branches that have grown into the streets. The HOA is asking all homeowners to trim the street trees adjoining their property. As a suggestion, street trees should be trimmed back a minimum distance of 60 inches from the ground. Branches extending into the roadway should also be trimmed back. Tommy Tree trimmed the commons area trees last year and just recently trimmed the trees surrounding the pond. Homeowners can use these trees as an example for trimming. We're sure you will agree that this will make our subdivision much more visibly attractive.

## **Sidewalks**

The HOA has also received a number of complaints about unsafe sidewalks. Sidewalks that are cracked and uneven or otherwise pose a trip hazard should be repaired. The safety of those using our sidewalks should be of primary importance to all homeowners.

## **2015 Resident Directory**

The 2015 Resident Directory will be printed this summer by Cathedral Directories. Because the directory contains advertisements, there is no cost to the HOA. By now, you should have turned in resident directory form if you had any changes to your contact information. The directory will be distributed to only homes in our neighborhood and will not be shared with anyone other than members of the subdivision. Special thanks to Cathy Webb for again championing this project.

## **Fall Leaf Cleanup**

We have received some complaints that some neighbors do not rake their leaves, only to have them blow onto other's property. If you notice you don't have to rake your leaves each spring and fall, perhaps it's because they are now in your neighbor's lawn. Let's all be good property owners and do our part to maintain our lots.

## **Architectural Control Committee (ACC)**

Article VII of the Declaration of Covenants calls for an Architectural Control Committee to be established, its purpose to promote an attractive, harmonious residential development having continual appeal, protecting the architectural integrity of the community, promoting the safety and welfare of residents, upholding property values, and promoting harmony among neighbors. The Committee shall consist of no less than three (3) Members and no more than five (5) Members.

### **2015 ACC Members**

Robin Petix  
Scott McCarter  
Bev Romanowski  
Eric Frech  
Angela Moyski

## **Pulte Paint & By-Laws Amendment**

Many homes in the neighborhood are coming up on the time when the exteriors need to be painted. First, please ensure that when your home requires maintenance that it is done properly and in a timely fashion as to keep the "look" of the neighborhood in top shape. And second, please ensure that you stay within the Pulte palette of colors; the usual grays, browns, tans, blacks (usually in the earth tone color family). Bright colors are outside of that color palette. Sherwin Williams carries all the original Pulte paint colors. If you have any questions, please consult with the Architectural Committee before painting.

The Woodlands South Homeowner Association Board of Directors and Architectural Controls Committee, based upon input at the 2015 Annual Meeting, have adopted an amendment to our Rules and Regulations to be added to our existing Woodlands South Subdivision Architectural Controls. Attached to this newsletter, please find a form detailing the amendment to Section 3.0 Building Materials. ONLY homeowners, who disapprove of this amendment, are asked to return the form to the P.O. Box by June 15, 2015. Only a majority of Lot Owners disapproving would negate the amendment.

## **Homeowners Annual Meeting**

The 2015 annual meeting was held in the Northville Township Hall on Thursday, March 19, 2015. The meeting presentation has been posted on the Woodlands South website ([www.thewoodlandssouth.com](http://www.thewoodlandssouth.com)).