



**Saturday, June 1st 9AM**

**SPRING CLEAN**



Please help tidy our common grounds on June 1<sup>st</sup>. Volunteers pick up litter, trim overgrowth, dispose of fallen branches, and survey our 22 acres of common land. This effort saves all of us the cost of hiring contractors to complete the work. **Meet at the walking path entrance on Oak Forest Drive at 9:00am.** We often finish within an hour or two but you can leave when you wish. Wear work gloves and boots; bring a trash bag, pruners, chain saw, shovel, etc. Only heavy rain will postpone the effort.

**HOMEOWNERS ANNUAL MEETING** ~ The 2019 annual meeting was held in the Northville Township Hall on Tuesday April 30<sup>th</sup> at 7pm and Robert Nix, Northville Township Supervisor, was a guest speaker. Presentation material and meeting minutes are posted as usual on the Woodlands South website [www.thewoodlandssouth.com](http://www.thewoodlandssouth.com).

Along with snow clearing, homeowners are responsible for the **UPKEEP OF SIDEWALKS within their property lines.** Repairs must be made to severely cracked, crumbled, non-level or deformed sidewalks, and concrete cuts on corner lots (also referred to sidewalk ramps). Differences in sidewalk levels greater than ¼" present a trip hazard and must be fixed. Replacing failed concrete with new concrete or sawing elevated sections is acceptable.



## NEWSLETTER \* JUNE 2019 \*

### HOME OWNER ASSOCIATION (HOA) BOARD

John Woodman  
Eric Frech  
Mike Romanowski  
Lynda Bradley  
Joan Bisciotti

[www.thewoodlandssouth.com](http://www.thewoodlandssouth.com)  
PO BOX 700611  
PLYMOUTH MI 48170

#### REMINDER:

More than mowing: please keep your lawn edged; landscaping weeded and trimmed; and boulevard tree branches **higher than 9' above the sidewalk** and street.

Outdoor year-end holiday decorations (wreaths, garland, lights, etc.) should be down now.

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



**E-NOTIFICATIONS:** Paper flyers are no longer hand-delivered to mailboxes – the exception to this is our “welcome new neighbor” material and the annual (arrives in October) HOA assessment letter which will continue to be sent via the United States Postal Service. Our HOA e-notification is one-way communication; no one can reply to it. Please subscribe via our neighborhood website: [www.thewoodlandssouth.com](http://www.thewoodlandssouth.com). If you no longer wish to participate, click UNSUBSCRIBE at the bottom of the email to be removed from the distribution list. Email addresses will not be sold or shared, and all precautions will be made to maintain privacy.

Are you thinking of **painting the exterior** of your home? Please remember that you must use a shade within the original Pulte Color palette. There are **many** color options. Sherwin Williams carries all our subdivision’s paint colors. Details can be found on our website.



### **ARCHITECTURAL CONTROL COMMITTEE (ACC)**

Modifications to your home’s exterior must be approved by the ACC. Deck skirts, brick pavers, stamped concrete, hot tubs, landscape walls, and the use of a non-Pulte palette exterior color are some examples of changes that must be approved. Please consult our website for help or more information.

**MAILBOXES:** Your mailbox is your responsibility. It will last longer and continue to look nice by applying a coat of wax on it yearly. Eagle One Superior Nanowax is a recommended product. Mailbox stands often need an annual touch-up with spray paint. Matte black spray paint is what you should use. The HOA has budgeted for sub-wide mailbox and stand replacement every ten years or so, but you are responsible for your box and stand until then. For repairs: Call “Mailboxes by Bob” 248.496.4990



Our neighborhood website has a link to The Declarations of Covenants, Conditions and Restrictions for the Woodlands South subdivision, issued in January, 2004, by Pulte Land Company. Sections 6.17 and 7.1 specifically call out the fact that fences of any kind are not to be erected on any Lot unless approved by the ACC for the sole purpose of protecting a pool.

**FENCES ARE NOT PERMITTED IN OUR SUBDIVISION.**



Please **DO NOT DUMP** yard waste into retention ponds or into any storm drain. Our homeowner association spends a lot of money paying different companies to clear debris and growth from the drainage system and water retention areas to maintain proper water flow.



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Reminders:

- Trash cans may be placed at the end of your driveway starting 6:30 pm the night before trash collection.
- Street parking must follow posted signage. It is not permitted on the fire-lane side of the street.



## ***AMAZING NEIGHBORS:***



*Thank  
you*

**KARYLN JONES** has retired from our HOA Board. She was elected President in 2015, and since then has spent numerous hours of her time surveying our property, and communicating with contractors, homeowners, and title companies. She kept the Board running smoothly staying on top of commitments, our finances, and upheld the standards that keep our neighborhood looking its best.

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Please thank your neighbors **John Woodman and Rob Liddell** for volunteering their time and talent to make road repairs to Poplar Road and Oak Forest Drive (near Crystal Downs). Once again, the two men put asphalt in the large cracks to maintain the integrity of the roads for smoother driving for all of us. The effort involved purchasing the necessary materials, and the physical labor to clean and fill the trenches. Sincere thanks, gentlemen!