

Cherokee Hills Condominium Association

2020 Annual Newsletter

ASSOCIATION INFORMATION

The annual meeting will be held again in the spring of 2020, with the date and time announced by mail and on the website early next year. At this meeting an election of officers may be held if resident participation allows. All information regarding the association can be found on the website at www.cherokeehillswaterford.com. If there are any questions or concerns prior to the meeting or anytime throughout the year, the Board can always be contacted at cherokeehillswaterford@gmail.com.

ASSOCIATION DUES

Association dues pay for the operation and upkeep of our neighborhood. This includes lawn care and maintenance of the common areas including the retention pond, roadways, and sidewalks. Dues for the 2020 calendar year remain \$480. These charges may be paid in full by January 31st, or quarterly (4 payments of \$120 due by January 31st, April 30th, July 31st, and October 31st). Please return the voucher with your first payment by January 31st, 2020.

Dues and fees not paid by January 31st, 2020 (or the respective quarterly due date) will incur a late fee of \$25 per month until the balance due (including late fees) is paid in full. Any property delinquent in dues and fees after December 31st, 2020 will be sent to the association's attorney for a lien, collections and further legal action as necessary. Please note, all fees incurred in this process, including but not limited to all legal fees, shall be at the delinquent homeowner's expense.

TRASH COLLECTION

Beginning March 30th, 2020, Waterford Township residential homes will transition to utilizing GFL Environmental USA, Inc. as the single source hauler for curbside collection of solid waste, recycling and yard waste. Further information and updates regarding this can be found at the Waterford Township website at www.waterfordmi.gov/trash. As a result of this change, each resident will be responsible for contacting GFL to set up their desired collection plan and rate; the Association will no longer manage trash collection after this change. There will be one final charge of \$45.50 for residents who wish to remain on the Association's Waste Management discounted contract from January 1st through March 30th. This must be paid with the Association dues by January 31st, 2020 to avoid cancellation of trash services.

AESTHETICS

The Bylaws state that any area of your yard should not be used for storage of any supplies, materials, personal property, or trash receptacles. These items should be stored in appropriate places such as inside the garage so that they are not visible from any common area of the association including neighbor's yards. Sidewalks, driveways, and parking areas shall not be obstructed nor shall they be used for any purpose other than that for which they are reasonably and obviously intended. Bicycles, vehicles, basketball hoops, or any other impediments shall not obstruct these areas.

Residents are also required to maintain the landscaping of their yards. This includes mowing and weed control, maintenance of trees and shrubs as to not obstruct sidewalks, and proper disposal of yard waste. Grass clippings, leaves, or other yard waste may not be blown into the street. By maintaining the aesthetics of your home and yard you help to maintain the value of not only your home, but that of your neighbors and the neighborhood in general.

HOME RENOVATIONS

If you are planning to make alterations or improvements to the outside of your home, please submit a plan to the Board for review and approval before work begins. This includes adding structures (sheds, decks, etc.) to your property as well as major landscaping changes (trees, retaining walls, etc.). There is an *Architecture and Landscaping Change Request Form* on the website to simplify the approval process. Keep in mind some projects may require a permit from Waterford Township; please contact the Township if necessary. Any work that is started before receiving written approval from the Board may result in a fine and/or need to be reversed at the homeowner's expense if the project violates the Bylaws. The purpose of this is to protect the Association in an effort to maintain the integrity and value of the neighborhood.

SPEED LIMIT AND PARKING

The speed limit in the neighborhood is 25 MPH, as is the speed limit in the adjoining neighborhoods.

Your vehicle(s) must be parked in your garage or in your driveway. If you must park in the road temporarily, please park in front of your own home. In addition, do not block sidewalks when parking in driveways or block mail boxes when parking in the street as the post office will not deliver to blocked mailboxes. RVs, boats, trailers, etc. are not to be stored outside of the units as stated in the Bylaws. To avoid violation penalties, please store such items inside garages or at an offsite location.

SNOW REMOVAL

Please remove vehicles from the road during snow storms. This will help the contractor to plow the roads more efficiently and completely. If vehicles are left in the road as the plow clears the neighborhood, the contractor will push snow around the vehicle, and neither the association nor the contractor is responsible for clearing any berm created in the roadway. The association purchases and places reflective markers to help identify the road edges for the snow plow. Please do not tamper with these, and contact the Board if any are damaged. Lastly, do not blow snow from your driveway or sidewalk into the road, and if there is a fire hydrant in your yard, it is the homeowner's responsibility to keep it clear of snow and visible to emergency vehicles.

BUDGET

Below is a general summary of 2019 expenses (as of December 15th). The last column is the planned budget for 2020 with projected income and expenditures, and is not intended to be a guarantee of spending or a comprehensive list of expenses. Any excess funds can be applied to the road replacement fund or used to pay for large unexpected expenses as they arise.


	2019 Budget	2019 Actual	2020 Budget
INCOME			
Association Dues (\$480 X 70 homes)	\$33,600.00	\$33,600.00	\$33,600.00
Other (Late Fees, Status Letters, Reimbursements, etc.)	N/A	\$575.00	N/A
TOTAL INCOME	\$33,600.00	\$34,175.00	\$33,600.00
EXPENSES			
Lawn Care (Mowing, Fertilizer, etc.)	\$2,800.00	\$2,338.17	\$2,800.00
Snow Plowing	\$4,000.00	\$2,425.00	\$3,500.00
Insurance/Licensing	\$1,300.00	\$1,055.00	\$1,300.00
Maintenance (Drains, Road Repair, Sidewalks, etc.)	\$8,500.00	\$9,538.29	\$9,000.00
Office and Administration	\$500.00	\$335.37	\$500.00
Legal Fees	\$1,500.00	*\$3,047.50	\$1,500.00
Road Replacement Fund	\$15,000.00	\$15,000.00	\$15,000.00
TOTAL EXPENSES	\$33,600.00	\$33,695.33	\$33,600.00

* Legal fees for debt collections, liens, etc. are paid up front by the Association and reimbursed by the delinquent resident(s); not all expenses due back to the Association are reimbursed in the same calendar year.

Below is a voucher to detach and send in with your check or money order. Please make checks payable to *Cherokee Hills Condominium Association*. The first payment is due by January 31st, 2020. Failure to pay on time will result in cancellation of trash collection (if included) and assessment of late fees.

Please do not place unstamped envelopes in any mailboxes. It violates federal law, and the mail carriers can mistake this as outgoing mail and remove it which may result in late penalties. Any homeowner who leaves a check in a mailbox or at a door accepts the risk and potential penalties of such actions.

Cherokee Hills Condominium Association

Return this portion with your payment 

Dues Payment Voucher - 2020

Please select payment option and indicate amount paying:

\$ _____

Name and Address:

Payment			
Option:	Dues:	Due Date:	
<input type="checkbox"/> Annually	\$480.00	31-Jan	
<input type="checkbox"/> Quarterly	\$120.00	31-Jan/ 30-Apr/ 31-Jul/ 31-Oct	
<input type="checkbox"/> Trash	\$45.50	31-Jan	

Mail Payments to:

CHEROKEE HILLS CONDOMINIUM ASSOCIATION
 2634 ONAGON TRAIL
 WATERFORD, MI 48328

Make checks or money orders payable to *Cherokee Hills Condominium Association*