

Cherokee Hills Condominium Association

2019 Annual Newsletter

ASSOCIATION INFORMATION

We would like to introduce Melanie Kosti as a member of the Board and Association President. She joined in October 2018 following the resignation of Matt Sroczyński. Steve Widman remains the Vice President/Secretary and Matt Kiser is the Treasurer. All information regarding the association can be found on the website at www.cherokeehillswaterford.com, and the Board can be contacted with any questions or concerns 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 2019 remain \$480, and an additional \$182 is required per household if you would like trash/ recycling/ yard waste collection included for the year at the association's discounted rate from Waste Management. These charges may be paid in full by January 31st, or quarterly as outlined in the attached payment voucher. Please return the voucher with your payment by check or money order only.

Dues and fees not paid by January 31st, 2019 (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 2019 will be sent to the association's attorney for collection and further action as necessary. Please note, all fees incurred in the collection process, including but not limited to all legal fees, shall be at the delinquent homeowner's expense.

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 may need to be reversed at the homeowner's expense if the project violates the Bylaws. The purpose of this Bylaw is to protect the Association in an effort to maintain the integrity and value of the neighborhood.

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.

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. The Board has been receiving complaints regarding vehicles parked in the road and blocking traffic flow. There have also been complaints regarding long term parking in front of someone else's home. 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.

SNOW REMOVAL

Please remove vehicles from the road during snow storms. This will help the contractor to plow the roads more efficiently and completely. 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

This budget outlines the projected income and expenditures, and is not intended to be a guarantee of spending or a comprehensive list of expenses. These figures are based on the past three years of spending. 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, 2019. Failure to pay on time will result in cancellation of garbage (if included) and assessment of late fees.

INCOME	
Association Dues (\$480 X 70 homes)	\$33,600.00
EXPENSES	
Lawn Care (Mowing, Fertilizer, etc.)	\$2,800.00
Snow Plowing	\$4,000.00
Insurance/ Bonding	\$1,300.00
Maintenance (Drains, Road Repair, Sidewalks, etc.)	\$8,500.00
Office and Administration	\$500.00
Legal Fees	\$1,500.00
Road Replacement Fund	\$15,000.00
TOTAL EXPENSES	\$33,600.00

Trash/ recycling/ yard waste collection is not included in the budget as it is a set amount based solely upon what the contractor charges per unit. Each residents that chooses garbage collection receives a discounted base rate of \$12.80/month (excluding fees) by subscribing as a neighborhood versus individually (\$28.00/month base rate for the three pick-up services). If you would like garbage collection included for your unit please indicate on the payment voucher and include payment with your dues.

Cherokee Hills Condominium Association

Dues Payment Voucher - 2019

Return this portion with your payment

Payment Option:	Dues:	Dues + Garbage:	Due Date:
<input type="checkbox"/> Annually	\$480.00	\$662.00	31-Jan
<input type="checkbox"/> Quarterly	\$120.00	\$165.50	31-Jan/ 30-Apr/ 31-Jul/ 31-Oct

Please select payment option above and indicate amount paying:

\$ _____

Name and Address:

Mail Payments to:

CHEROKEE HILLS CONDOMINIUM ASSOCIATION
2634 ONAGON TRAIL
WATERFORD, MI 48328

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