



Minutes: NO ANNUAL MEETING
(Due to COVID-19, we will **NOT** be gathering this year)

DUES of \$425.00 due JUNE 1, 2021

(***100% of our residents are current and up-to-date on past association dues!***)

******IMPORTANT REMINDERS******

PLEASE REPORT SEWER DUMPING

Please do NOT dump anything into the sewer system. It goes to the subdivision’s retention pond and essentially makes its way into our water table. Contaminated water would DESTROY our property values!

HOME LANDSCAPING/MAINTENANCE/CURB APPEAL

While no yard or landscaping is perfect, it is important to cut your lawn and do fall and spring cleanups. In addition, please do your best to keep up on removing dead trees from your property.

FYI – “Limited Commons” is solely the homeowner’s responsibility as per the bylaws. This can be confusing between homes and on home property surveys etc.

*NOTE – The “Commons” areas are the sole responsibility of the association. According to the maps, these areas are the general area AROUND the subdivision, the park, middle path, both entrances, path along new subdivision around toward the retention pond ending at the park. Generally, the subdivision emphasizes maintaining the paths created and designated when the subdivision was first built. Also, the county owns a certain amount of land along Richardson road and DTE is also supposed to maintain trees and hazards along the power lines. We have had much success getting both the county and DTE to keep up on these areas thanks to one of our awesome residents who contacts them yearly.

LIGHT POLLUTION

Regarding outdoor lighting, please be conscious of brightness and direction of the lighting so as not to have your lights beaming toward another home’s windows etc. Light fixtures should be shielded and directed downward and away from adjacent properties.

20 MPH SPEED LIMIT

Please remember to go 20 or LESS in the sub. We have lots of kids and adults walking, pets, wildlife etc.

******UPDATES AND PLANS******

ROADS

T & M Asphalt – completed a crack seal before winter. It was a little thick, so we had them come out to evaluate it before winter. Concerns were brought up about snowplowing might accidentally rip it up. Most of it has survived, but this will be an ongoing discussion with T&M moving forward before the next crack seal. We will continue to monitor the roads. T&M stands by their work, so we are in good hands overall.

SUB MAINTENANCE

- a. **TRAILS** – Mulch to be maintained/refreshed. Trails will be left ‘natural’ and not blown off.
- b. **SIGNS** – three “clean up dog waste” signs were installed along the paths etc.
 - i. Speed limit sign deteriorated at the base and fell over. Two outstanding residents repaired, repainted, and reinstalled the sign. FREE labor charge. Thank you!!!
- c. **SUMP PUMP DRAINAGE** – Please make sure your home’s drainpipe is **NOT flooding the trail.**
- d. **DTE** has been motivated by one of our many helpful residents to AGAIN maintain electric lines/trees at ZERO cost to us because we are not responsible for monitoring the powerlines.
- e. **QUALITY LAWN CARE** – Grass, playground, park, volleyball court, mulch, entrance beds, etc. will all be maintained.
- f. **TREES** – As you know, between storms and the new subdivision’s (not us) removal of an entire forest, many trees died or were blown over. We took down/removed **46 trees** (\$217/tree) (**\$10,000**) this spring by **Lakes Forestry, LLC**. Anyone who has quoted tree-work knows that price variation can be frustrating. Typically, we have paid around \$250 per tree. We did much better due to volume. We increased the tree budget to ten thousand due to this massive job. We are hopeful that this and future seasons will be more forgiving! Please walk the paths and enjoy the nature and renewed space.

GENERAL ISSUES – Deed and By-law Restrictions to Unit Owners – to benefit all

- a. Requests and concerns raised each year:
 1. Please keep garbage/recycle cans in the garage, hidden, camouflaged and/or in an enclosed area the best you can.
 2. Please keep dog poop off the common areas. Clean up after your pets. Thank you.
 3. Please consider reading the bylaws (on the website) and/or asking a board member about anything you are unclear about. Many wonderful residents have been great about updating/asking the board about home improvements etc. Thank you.
 4. If you are running out of room to park your cars, please remember that overnight parking on the street is restricted. We have had a car side-swiped/damaged at night in a hit-and-run incident. Also, please do not park in-between houses on your side yard/lawn. Very few properties have the sufficient space to park between houses. It would be up to Commerce Township to authorize an added driveway or widened driveway based on property size restrictions. Please talk to the township regarding these issues.

BOARD POSITIONS

- a. As of 2021, ALL board members and officers are happily serving you and want to continue to serve! We have had many compliments this year. Thank you!
- b. HOWEVER, if you are interested in filling a position in the future, we would love to HEAR from you. Please contact the board and let us know you are interested in a future leadership role. Eventually, we need to refresh the board from time to time. Trust that moving forward, we have been working to make the transition much easier.

TREASURER’S REPORT

Review 2020 Expenses and 2021 Annual Budget- (attached below)

(Call if you want/need to be added to our ELECTRONIC EMAIL list so we do not have to buy stamps when sending out this annual letter etc. We are at about 80% electronic!)

The board would like to THANK everyone for being such OUTSTANDING residents!

www.emeraldpinesassociation.org