

Late summer 2013

The Meadowbrook Messenger

www.meadowbrookhaslett.org

MCOA P.O. Box 471, Haslett, MI 48840



From the Prez...

I've discovered in my short tenure thus far as prez, that there really are no simple answers. Ya think I would have known that as I am a psychologist, but I truly had no idea how complicated issues are related to homeowners, easements, common areas, and the definition of a private or public drain, who is responsible for what and so on. And on. And on. We will give you a brief taste of some of the complexity regarding issues that have come to the board later in the newsletter. We have had a number of special meetings and have worked hard to create documents that clearly reflect the history of certain issues, our research and how we reached conclusions for future residents and Boards. My guiding principle as president, which keeps me on course, is to balance the responsiveness to individual homeowners along with the responsibility to the entire condo owners' association. As individual board members, we have received lots of questions by phone and some by e-mail. To most effectively communicate with the board, please send us your questions, concerns, comments, chocolate, directly to the board email board@meadowbrookhaslett.org. Especially since board members are in and out of town, writing to us as a group will get a speedier response. In addition, of course, feel free to call one of us.

Got Tech Skills?

Interested in making a contribution to the neighborhood? The Meadowbrook Condo Owners Association wants you! We are seeking an individual to take the lead on technical issues related to the website, including keeping it updated, helping with the Newsletter, and eventually taking on the role of Secretary. For more information, please contact Margaret Cho, board secretary at board@meadowbrookhaslett.org.



What's Up With The Entryway?

We have received some calls and emails over the last few months, asking why the entryway to the neighborhood is not being properly maintained. **That area belongs to HDI Developers**, and the MCOA board has been working to arrange a meeting with them to negotiate an arrangement for the plowing and maintenance of that area. **Meanwhile, complaints and concerns about the appearance and road conditions in that area should be directed to HDI Development at 517-349-2180.** Please attend our annual meeting in November for more information.

How Loud is Too Loud?



We have had several complaints recently about noisy parties in the neighborhood, as well as some residents wondering just what the Meadowbrook bylaws say about noise. If you look in the MCOA bylaws, Article XII, Section 4, "Activities," you will see the following:

"No immoral, improper, unlawful or offensive activity shall be carried on in any Unit or upon the Common Elements, Limited or General; nor shall anything be done which may be or become an annoyance or nuisance to the Co-owners of the Condominium, nor shall any unreasonably noisy activity be carried on in any Unit or on the Common Elements."

Although "annoyance," "nuisance," and "unreasonably," are somewhat subjective terms, the Bath Township ordinance pertaining to noise is more specific.

Ordinance #47, known as the "Bath Charter Township Anti-Noise and Public Nuisance Ordinance," defines noise disturbance as, "any sound that is loud, unnecessary, unusual, or unreasonable and which either annoys, disturbs, injures or endangers the comfort, repose, health, peace, or safety of persons with normal sensitivities."

We recommend that most noise complaints be directed to the Bath Township police, especially those that occur late at night, but the board will send letters to violators as needed. Please be considerate of your neighbors!

Notes and Reminders

- Poison ivy has been spotted in several of the natural areas in the neighborhood. Be on the lookout, and teach your kids to avoid this nuisance plant.
- Common areas and empty lots are not public pet poop depositories. Please clean up after your pet!
- Please cut back any plants/trees/shrubs that may be encroaching on the sidewalks on your property.
- The neighborhood picnic has been postponed until next spring, due to scheduling issues. We will be looking for volunteers.
- Watch for info re: our annual meeting in November. The annual meeting is usually held the Thursday before Thanksgiving.



Meadowbrook Board:

Valerie Shebroe, President
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517-339-2807
Scott Locke, Treasurer
517-575-0495
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Meadowbrook Condo Owners Association

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