



Meadowbrook Condominium Owners Association
P.O. Box 471, Haslett, MI 48840

December 2009
Messenger
meadowbrookhaslett.org
board@meadowbrookhaslett.org

2010 Dues \$180 per unit

- \$175 per unit if paid in full by January 10, 2010
- or \$45 per unit per quarter payable
 - January 1st
 - April 1st
 - July 1st
 - October 1st

Board

Susan Billy, 339-2807
President

Art Aguirre, 339-3006
Vice President

Luke Reese, 339-6704
Secretary

Margaret Cho, 575-0658
Treasurer

Chris Drobney, 349-2180
HDI Representative

Annual Meeting / Directors Elected

At the 2009 annual meeting held on November 18, 2009, thirty-four units in good standing were represented in person or by proxy. The association is comprised of 109 units. Annual reports were presented including a state of the neighborhood by President Susan Billy. Treasurer Margaret Cho reported the ending 2008 cash balance of \$44,689.17 and to-date 2009 income and expenditures. Incumbent board members Susan Billy and Margaret Cho were reelected for 2-year terms.

Nanette Alton presented a wetlands maintenance plan proposal as outlined on the website and the annual meeting agenda. The consensus was for the board to further investigate costs and options. The wetlands will be a priority for the

Dues

At the December Board meeting, the 2010 dues were set to remain at the 2009 levels. Certainly snow removal costs have escalated over the past year with the winter we have had, but Board members felt in these trying economic times that we could meet all expenses and reserve budget at the current annual dues level.

As the Board finalizes the 2010 budget in January, we will be taking into consideration some possible costs for wetlands, additional signage and the every other

board's 2010 agenda.

A brief discussion occurred regarding additional signage for the neighborhood. The board is currently in the process of purchasing additional speed limit, children at play, blind drive and no outlet sign.

A petition was presented at the meeting with 11 signatures to designate the intersection of Forestview and Ashbrook Drives as a 3-way stop. Some discussion ensued about trimming the tree and shrubs blocking driver's view at the corner. The homeowner will be contacted, and the board will further investigate the situation.

Vice President Art Aguirre presented mementos and heartfelt thanks to prior board members Brenda

year road maintenance which is due in 2010. Again, we anticipate that we can accomplish this with the same dues as 2009. Annual dues for 2010 will be \$180 per unit. In recognition of the economic benefits derived from collecting the entire year's dues in advance, the Board has approved reducing the dues amount to \$175 if paid in full prior to January 10, 2010.

Otherwise, the dues can be paid quarterly at a rate of \$45 per payment on the first of each quarterly month,

Rathbun, Don Mayes and Michelle Cottrell. They served diligently for many combined years. Their efforts are much appreciated in keeping our neighborhood safe, clean and visually appealing.

President Billy presented two special awards, "Meadowbrook Neighbor of the Year," highlighted on page 2. The board hopes to make this an annual award soliciting nominations from the entire neighborhood.

On December 7, 2009, the board met, and the following officer positions were established:

Susan Billy, President
Art Aguirre, Vice President
Luke Reese, Secretary
Margaret Cho, Treasurer

January 1st, April 1st, July 1st and October 1st.

The Association does not produce billing invoices, so please mark your calendars accordingly. The Association will send a series of letters for non-payment. Dues not received by the 10th day of the quarter are subject to a \$25 late fee and interest at 7% per annum, until paid.

Payment should be mailed to MCOA, P.O. Box 471, Haslett, MI 48840.

Winter, Snow and Sidewalks

Michigan winters are unpredictable, and weather forecasters are less than perfect. Please keep your vehicles off the street overnight during the winter months for the following reasons:

1. Snow plowing cannot be performed optimally.
2. Traffic negotiation becomes more difficult and creates a safety issue especially for icy conditions.
3. Our Bylaws prohibit overnight curb parking

and violators can be fined.

For those who have a sidewalk in front of your home, please remember to clear a walkway within 24 hours of a 3 inch or more snow accumulation. The Association enacted this policy at the 2007 annual meeting. Clearing a walkway is a safety issue to keep pedestrians, especially children, on the sidewalks and out of slippery streets. If you are going to be away for

any extended period of time, please arrange with a neighbor or our snowplowing contractor, Designer's Choice to clean your sidewalk if needed.

The board will not be patrolling the neighborhood in search of violators. The board will respond upon being notified by a neighbor. You may report violators by phone call to a board member or by emailing the board.

Upon receipt of a complaint, the board will verify the complaint and attempt contact with the unit owner who will be asked to comply. If compliance does not occur within 24 hours of the complaint, the Board will contract for the sidewalk to be cleaned. **The homeowner will be billed \$50.00 per incident.** Non-payment will be handed in the exact same method as dues non-payment including a possible lien filing.

Meadowbrook "Stellar" Neighbor of the Year

During the past year, the board noted neighbors who went above and beyond to make our neighborhood a better place to live. To publicly acknowledge that we noticed their efforts and appreciated them as neighbors, the board decided to implement what we hope to be an annual Meadowbrook "Stellar" Neighbor of the Year award. Originally we were going to make one award per year, but on this the initial year we identified two neighbors

equally deserving.

Congratulations and thank you to Deron Goolsby - a wonderful and selfless neighbor who took it upon himself to make our neighborhood more beautiful by mowing the entry way and many of the vacant lots this summer. He never asked for funding, not for gas, maintenance, equipment or for his time. His efforts were very evident and greatly appreciated by all who live and visit here.

Congratulations and thank you to Joe Ortiz - a neighbor who is watchful, observant, and very caring. He reaches out to everyone with a friendly wave or kind word.

Joe has volunteered his time and his home to help build a stronger community. He was the first to implement the neighborhood watch and put us in touch with Bath Twp for area crime reports. He contacts Consumers Energy anytime he sees a street light out.

He notices when neighbors might need help and responds with a caring hand. He has an awareness of people and our community and when he senses that something is wrong, he is not afraid to go the extra mile to find help for someone in need.

Congratulations Deron and Joe! Next year the board will solicit nominations to acknowledge and thank additional stellar neighbors.

News, Notes and Reminders

- Please respect the 20 mph speed limit for the safety of our neighborhood.
- Please wear light colored or reflective clothing when walking your pets or exercising.
- Remember Association documents, how to report non-working street lights, board minutes and contact

info are on the website at: meadowbrookhaslett.org

Owner Contact Information Verification

Keeping up with the contact information for 109 home owners isn't as easy as one might think. Home mailing addresses don't change, but

the owners, their phone numbers and email addresses do. If you were not at the annual meeting or did not submit the form, the board

respectfully asks that you update your contact information for our database. Please submit this information when paying

your dues or email to the board's email address at:

board@meadowbrookhaslett.org

Thank you!

Please clearly print updated contact information for Meadowbrook Board use only.

Name: _____
Street Address _____
Home Phone _____
Cell Phone _____
Email _____

Mail with dues payment to P.O. Box 471, Haslett, MI 48840 or email information to board@meadowbrookhaslett.org