



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

December 2010
Messenger

meadowbrookhaslett.org
board@meadowbrookhaslett.org

2011 Dues \$180 per unit

- \$180 per unit if paying in full by January 10, 2011
- or \$45 per unit per quarter payable
 - January 1st
 - April 1st
 - July 1st
 - October 1st

Board

Susan Billy, 339-2807
President

Luke Reese, 339-6704
Vice President

Margaret Cho, 575-0658
Secretary

Scott Locke, 575-0495
Treasurer

Chris Drobney, 349-2180
HDI Representative

Annual Meeting / Directors Elected

At the 2010 annual meeting held on November 18, 2010, 24 units in good standing were represented in person or by proxy. The association is comprised of 112 units + 1 new unsold model. Four new homes were built last year and 4 existing homes were sold to new owners.

Minutes from the 2009 annual meeting were approved. President Susan Billy presented a 2010 state of the neighborhood including these highlights:

- Road sealing was completed at about double the cost of 2008 due to increased costs and crack footage.
- Grass and weeds in cracks were sprayed over the summer.
- Overhanging branches were removed from common area sidewalks.
- BWL pump house burned in the common area. BWL cleaned site except for pump and pad. We have an ongoing BWL dialog regarding the remains.
- Following up on Nanette Alton's wetland presentation and owner's directive last year, JF New consulting was contracted to evaluate our wetland condition, health and maintenance issues. Plant and animal species were inventoried and the wetlands were determined healthy and functioning properly.

Recommendations were provided on maintenance and working with the Drain Commission to maintain wetland function and health. The full report can be found on the web site.

- Thanks to Michelle Cottrell, Nanette Alton, Margaret Cho, and Susan Billy for installing the storm drain labels.
- Thanks to Julie Aguirre and Margaret Cho for planting the flowers in the entrance sign.
- Many thanks to Deron Goolsby for voluntarily mowing the entry way this summer.
- Ten street signs were purchased last year. Two remain to be installed on poles.
- Following up on the petition for a three way stop at Forestview and Ashbrook streets, the board researched and documented that additional stop signs likely would not resolve the problem and could in fact make it worse. Shrubs were removed from one corner for a better sight line, and the situation will be monitored.
- The \$5 discount for full-year dues payment has been discontinued.
- The board will mail one annual billing notification to each unit for 2011.

- Designer's Choice has been chosen for this season's snow removal contract.
- No landscaping on Meadowbrook Court due to the wetlands contract and road sealing expenses. Will start in 2011
- If anyone in the association is a lawyer, the board could use some occasional counsel.
- Lastly, our homes are in Bath Township, so a 911 call will be directed to the appropriate authority.

Vice President Margaret Cho presented a memento and heartfelt thanks to prior board member Art Aguirre. Art served diligently for many years as Board President and his efforts are much appreciated in keeping our neighborhood safe, clean and visually appealing.

Treasurer Scott Locke reported the ending 2009 cash balance of \$54,359.53 and to-date 2010 income and expenditures.

Luke Reese and Scott Locke were elected for 2-year board terms beginning January 1.

On December 2, 2010, the board met, and the following officer positions were established:

Susan Billy, President
Luke Reese, Vice President
Margaret Cho, Secretary
Scott Locke, Treasurer

2011 Dues

At the December 2 Board meeting, the 2011 dues were set to remain at the 2010 level of \$180 annual. Board members felt all expenses and reserve budget could be met at the current dues level.

As the Board finalizes the 2011 budget in January, we

will be adding a line item to begin landscaping on Meadowbrook Court.

Dues may be paid annually at \$180 or quarterly at a rate of \$45 per payment on the first of each quarterly month, January 1st, April 1st, July 1st and October 1st. It is recommended to pay

annually to reduce the risk of forgetting a payment and encumbering a \$25 late fee. 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 as specified in the bylaws.

The Association will snail mail one annual statement

this year for the first time (included in this mailing). Otherwise the board will send a series of letters for non-payment.

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.

Street-parked vehicles causing issues for snow plowing will be flagged and possibly fined this year.

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

a 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.

Meadowbrook "Stellar" Neighbor of the Year

In 2009, the board implemented an annual Meadowbrook "Stellar" Neighbor of the Year award with inaugural winners, Deron Goolsby and Joe Ortiz.

Our 2010 Neighbor of the Year is Michelle Cottrell!

Congratulations and thank you Michelle; this is a well deserved award. She is no stranger to the neighborhood. The nomination letter stated that Michelle "always has a smile and friendly wave." We all likely have experienced that smile as she has been out going door-to-

door distributing newsletters, while applying the "No Dumping" signs to our storm drains or presenting at our annual meeting. Over the years, she has done many things to serve our community. Michelle is a wonderful and selfless neighbor who gave and

continues to give countless hours to make our neighborhood better.

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 especially during snowy conditions. Only street intersections and entrances onto Marsh and Perry Roads are salted, so please drive according to road conditions.
- Remember... By laws, association documents, how to report non-working street lights, board minutes and contact info are on the website listed above.
- Please wear light colored or reflective clothing when walking your pets or exercising.