



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

October 2009
Messenger
meadowbrookhaslett.org
board@meadowbrookhaslett.org

4th Qtr. Dues

- If paying quarterly, \$45 per unit per quarter was payable October 1st and past due October 10th

Annual Meeting

- Wednesday, November 18, 2009, 7 pm, Haslett High School
- November 3, 2009, agenda, wetlands proposal flyer and proxy distributed
- October 30, 2009, agenda items to the board.

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 / Proxy / Wetlands Proposal

The 2009 annual Association meeting will be held on Wednesday, November 18, 7pm at Haslett High School. All homeowners are requested to attend. This is the only Association meeting mandated for the entire year, and your voice is important. If you cannot attend, you may submit a Proxy ballot which will be distributed with the meeting agenda to your household on November 3. The Association Owner Meeting is for you "the owners." All owners in good standing (no outstanding dues balance) are entitled to 1 vote per unit. Please attend to ensure that your voice is heard!

If you have meeting agenda items, please submit those to any board member by October 30, 2009. In addition, two board seats are up for election. If you are interested in running for the board, please submit your name to any current board member. Please contact board members by the phone numbers provided below or email: board@meadowbrookhaslett.org

One of the agenda items slated for the meeting is a review of a wetlands management proposal drafted by Nanette Alton. A one page summary flyer will be distributed with the meeting agenda on November 3, and the full document can be reviewed on the Association website.

Overdue Dues and 4th Quarter Dues – October 1

Dues are mandated by the Association Bylaws with the Board being charged to set and collect dues to maintain the common areas of the Association (e.g., the streets). At the Annual meeting, Association Members set the budget for the upcoming year. In addition to street maintenance, our budget is used to maintain neighborhood safety and beauty, which improves the desirability of our community and property values. For all homeowners who pay on time, the board would like to express a heartfelt thank you!

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 the Association's P.O. Box 471 as listed above.

Homeowners are not invoiced for dues. Dues and payment dates are announced by newsletter and are now published on our website. The current board has established a standard timeline procedure and form letters (US Mail and Registered) for contacting and confirming delinquent accounts including liens. All form letters are on the website.

For homeowners paying quarterly, fourth quarter dues should have been paid by the time this newsletter is published and delivered. If fourth quarter dues are not postmarked by October 10, the payment is considered late.

If you receive a letter, please contact a board member ASAP.

News, Notes and Reminders

• Thank you!

- 1)...to those who helped on Neighborhood Clean Up Day - Nick and Claire Stanko, Alan and Judy Labovitz, Julie Aguirre, Margaret, Hannah and Noah Cho, and Susan and Ryan Billy (note the kids!)
- 2)... to Designers Choice for providing the mulch for the cul de sac.
- 3)... to Deron Goolsby for his tireless efforts to mow the entrance and lots

• School Buses and Speed.

School buses are once again in the neighborhood, please respect the 20 mph speed limit for the safety of our kids.

• Overnight Parking and Snow Removal.

Snow removal season approaches and our Bylaws prohibit overnight curb parking. Repeat violators can be fined. Please move all cars to driveways on snow days. Blow driveway and sidewalk snow onto yards. Snow free streets are for safety. Overnight guests should park in your drive if possible. No parked vehicle should block or partially block any driveway or access to mailboxes.

• Congratulations!

Neighbor and Haslett HS Track & Cross Country Coach Nick Stanko won the Detroit Free Press/Flagstar Marathon in 2:20:23.