



# THE PINECREST POST

Pinecrest Subdivision Homeowners Association

Volume 1, Issue 2

December 25, 2002

## President's Report (Larry A. Huey)

Hello Again, and Welcome to All Our New Homeowners,

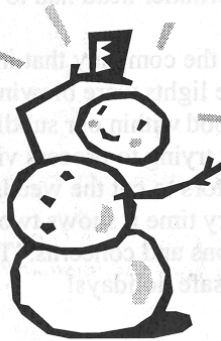
This is our second issue of the Pinecrest Post newsletter. I would like to thank Steve Antoski, our Secretary, for all the work he puts into publishing the paper. All of the board members contribute articles. At our board meeting we agree on some core material that should be included in the news letter, and divide up the assignments. Members can also expand to other topics that I hope are of interest.

December brings an end to the board's first year of operation. It has been a busy year. It has been a year filled with reorganization, identifying member responsibilities, developing rules for conducting association business, setting schedules, establishing contract relations, holding costs within the budget, and maintenance of the association's covenants.

In August the board accepted the resignation of our former president. The board elected Jeremy Wilking to bring the board back to five members. I would like to thank Jeremy for volunteering to serve our association. You may recall that I was the member at large. The board elected me to the president's position and Jeremy to the member at large position. We have settled into an efficient and effective operation mode. Our board meetings are scheduled the second Monday of each month.

In our last newsletter, we communicated to you three main methods for contacting the board; mail, telephone, and email (see our contact box for details). Our initial implementation was a little clumsy. We now have it structured for faster pick up by the board. The best way to contact us is by email at PinecrestAssociation22@hotmail.com. This is setup to delivery mail directly to me every time I access my personal email account, which is usually at least once per day. Our telephone number is a voice mail only number, and I access that twice per

week. The telephone company charges us a per access fee. And finally, our mail is picked up by Steve Antoski, once per week. If you have a complex item, such as a request for the Architectural Committee, it is best to us the mailbox, where you can forward drawings and the like. Please keep in mind that requests to the Archi-



tectural Committee may require board review at the next scheduled board meeting. The Architectural Committee is comprised of Brenda Garavaglia and Jeremy Wilking. These communication links were established in this manner so that they would remain constant. It will not be necessary to issue new contact numbers every time a member left the board, or changed positions on the board.

In our previous issue of the newsletter, it was mentioned that "plans would be drawn up and presented at the next annual meeting for changes to our entrance facility". The board has scrapped this idea. Although our entrance may not be the grandest around, it is adequate. Major redesign would run into tens of thousands of dollars. This could not be absorbed into our current budget. Further, the board does not feel it is of enough importance to request a special assessment from you, the homeowners.

In conclusion, I feel the board has accomplished much this year. Many of the items were of a startup nature that required development work and consensus, but will make future operations easier and more responsive to you, the homeowners. We look forward to any suggestions you may wish to submit to the board.

Best Wishes and Have a Great Holiday Season,

Larry

### Board Members

*President*  
Larry A. Huey

*Vice President*  
Brenda Garavaglia

*Secretary*  
Steve Antoski

*Treasurer*  
Jonathan Pickett

*Member-at-Large*  
Jeremy Wilking

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## Vice President's Report (Brenda Garavaglia)

Hello and Happy Holidays to my neighbors! As we are going through this joyous holiday season the Pinecrest Homeowners Association is nearing our first year of starting this new association. It has been quite a year of learning the rules and developing good working procedures to run the association as efficiently as possible. Some of the obstacles that we had before us were the fact that all of the board members were new to this situation, we had to be sure that we were covering all of the expenditures to meet the responsibilities of the association, we weren't sure of the working capital, and we had to secure good contractors that had both the time to accept more work and that didn't charge absorbent fees.



Since most people are under the wrong assumption that the only responsibility of the subdivision association is the main entrance, we will start there. Due to not being sure how large the responsibility of the front entrance was and how hard it would be to find good contractors (that actually show up) the front entrance did-not look it's best this year. The board members spent two weekends pulling weeds and digging out sprinklers so that they would work properly. We have secured contractors to keep up fertilization, lawn mowing, and gardening of the front entrance next year. I was responsible for having the sprinklers blown out this year. When Bahri & Sons came out they found that the contractors that replaced the telephone poles had cut up all of the sprinkler lines but two. Each sprinkler head had to be blown out individually. The responsibility for the cost of fixing the wires is being investigated.

The board has also had to have Sebasta Electric, the company that installed the electric system, out to check the ground faults and examine the wiring at the front entrance because lights were blowing out. During the holidays we have secured a company to decorate the front entrance to add to the festive mood within our subdivision!

In addition to the front entrance the board is busy trying to process violations to the covenants of Pinecrest Subdivision, securing the proper amount of insurance, securing contractors to cut the weeds on the sedimentation ponds, and securing contractors to remove snow. The subdivision will be plowed every time it snows two inches or more. We are also processing deposit of dues, paying bills, and trying to answer everyone's questions and concerns. Thank you for bearing with us and I hope that we can exceed your expectations next year! Have happy and safe holidays!

## Secretary's Report (Steve Antoski)



Merry Christmas and Happy Holidays Neighbors! It has been a very busy year for your board. We have spent an enormous amount of time setting up board operations as described by the president, resolving many subdivision issues, and learning to work with each other better. The transition of association responsibilities to the board was very poor and required the board to establish board rules for conducting business, homeowner covenant violation processing, budget adherence and assessment, etc. The board members have voluntarily contributed a lot of their own personal time to participate in the association due to their caring of the subdivision and its neighbors. I am very happy to work with such high-quality individuals as our board members.

As the association secretary, I have consistently provided the board with meeting minutes, capturing and resolving board action items, and creating newsletters. It was initially suggested to the board that 1 meeting per quarter was adequate to resolve association business. The board initially identified upon its formation that monthly meetings were required in order to get the association and subdivision operations up to speed. I thank all the board members for contributing their additional time to resolving homeowner and association issues business faster. The board has been doing all it can to fund the subdivision operations without having to raise dues in order to cover all costs. We are planning to work with other subdivisions (e.g. Beacon Square) in the future to lower costs even more. Because of this strategy, you homeowners enjoy lower association dues than surrounding subdivisions. In order to continue to enjoy this benefit, all association dues should be paid ASAP for the year required.

I encourage you homeowners to contact the board and volunteer your time to help make our subdivision one of the best in Macomb Township. Your time can be used for specific events (e.g. subdivision party) or operations (e.g. neighborhood watch) that will allow the subdivision to realize its full potential. For example, the board had unhappily tabled a subdivision party proposed by the Volunteer Social Committee (Jamie Pickett, Michelle Edwards, and Pam Wilking) due to possible subdivision budget constraints. This event was supposed to allow for us neighbors to familiarize ourselves with each other better. The Social Committee had spent a lot of time organizing a plan and a budget that the board would like to see implemented. I see no reason for postponing this event in 2003 and look forward to assisting the Social Committee in any way I could. HAPPY HOLIDAYS!!!



## President's Topic of Special Interest

Our topic of special interest in this issue is in regards to our common area, which is comprised of the **environmental easement** and the **sedimentation pond**.

We are blessed with this wonderful area. It provides natural wonder, enjoyment, responsibility, and risk. Unfortunately, it has also put a few residents at risk of possible DEQ action.

Let's start with a little history and background. The **environmental easement** was established by a court consent decree between the Department of Environmental Quality (DEQ) and our developer, MJC. This wetland area is to remain in its natural state. There is no cutting, mowing dredging, etc. allowed. The animals are not to be disturbed or harmed. The **sedimentation pond** is separate from the environmental easement. This pond collects storm water run off from the subdivision. It is also adjacent to the environmental easement. The sedimentation pond is in the northeast section of the common area. Unlike the environmental easement, periodic weed cutting is required along the sedimentation ponds. The weed cutting area roughly encompasses the area behind lots 116, 117, 128, 129, and 130. The middle branch of the Clinton River runs through the environmental easement.

Access has been provided to the common areas for maintenance, emergency equipment (such as fire equipment), and visiting. The common area is located behind homes on Lamplighter Trail and American Elm DR. The two access easements are located as follows; 1) a 12 foot strip between lots 135 & 136 on Lamplighter trail, and 2) a 40 foot strip between lots 114 & 115 on American Elm Dr. When visiting these areas, please use these access points, and avoid cutting through private property without permission from the owner. Homeowners along the common area were charged several thousands of dollars more for their lots.



This area contains some of the usual suspected wildlife. All of the ponds have fish. There are geese, ducks and the occasional gulls. In the spring a few pair of geese nests here. We counted 18 baby geese in last spring's nesting. The geese stay here until the young can fly. Then they become occasional visitors. But there are other temporary visitors. Migrating birds stop in. In May and October Tundra Swans rested here for 2 day periods. Terns have been seen fishing in the summer. Migrating Cormorants stop in the spring and fall. Two Blue Herons spend the spring, summer and fall. The Blue Herons also chase away the occasional Egrets (Great White Heron) that stop. Turkey Buzzards stop for a drink of water or a tasty dead fish. Deer prints have been seen. Raccoons wonder around the area. Butterflies feed on the wildflowers and lay next spring's generation on the weeds. I am also sure that much more I haven't seen goes on there. This is the natural wonder and enjoyment.

All of us also have responsibilities. Some are more serious. Please ensure that your children and visitors are properly supervised. These are wetlands. **Safe water procedures should be adhered. Do Not put your family and friends at risk.** In addition to your personal loss; you may put the rest of the homeowners at risk for legal action. Do not allow damage to the area or wildlife.

There was also an unfortunate incident where one of our homeowners misunderstood the intent of the easement access. Heavy construction equipment was brought through for work to the rear of his home. Significant damage was done before it was stopped. The homeowner made some repairs, and other repair will require nature to complete restoration. Construction equipment is not allowed.

During a discussion I had with Dave Dortman (a well respected environmental authority and our areas DEQ Enforcement Officer), and a separate discussion with a representative of MJC, I learned that last year two homeowners encroached onto the environmental easement, and were fined by the DEQ and agreed to restore the natural area.

I also learned of a current issue the DEQ has pending. It appears that at least four separate homeowners have also extended their yards onto the environmental easement. Some DEQ signs placed on the property line by MJC have also been removed. Don't put yourself at risk for fines and penalties by the DEQ.

Best Wishes and Have a Great Holiday Season,

Larry

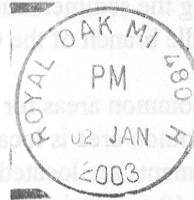


## Neighborhood Watch



Our annual association meeting, in April, is an event where we can all get together face to face. The board believes this would be a good time to see if there is enough interest among the homeowners to form a **Neighborhood Watch**.

Attached is a two page article downloaded from the Macomb County Sheriff's web site, that explains how to start a neighborhood watch program. It would be great if we could get volunteers at the meeting to get this off the ground. We could elect an overall coordinator, block captains, and soldiers for the program. If you are unable to attend the meeting, but wish to serve in this program, please contact the board, and provide your contact information. If the program moves forward, you will be contacted soon after our annual meeting.



Homeowner  
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Macomb, MI 48044

48044+1440

## Contact Information

### Pinecrest Subdivision Homeowners Association



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Shelby Township, MI 48315

Phone: 586-447-2248  
Email: [PinecrestAssociation22@hotmail.com](mailto:PinecrestAssociation22@hotmail.com)

*called  
2/2*