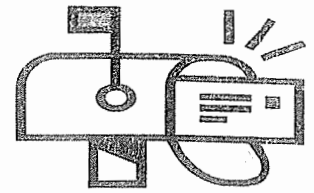




The Pinecrest Post



Volume No. 2

Issue No. 1

January 10, 2005

This Post Contains your 2005 dues notice!!

**Dues checks in the amount of \$110 are due no later than
February 10, 2005.**

**Mail in coupon and additional information is contained on pages 2-5 of this
Pinecrest Post.**

Letter from the President

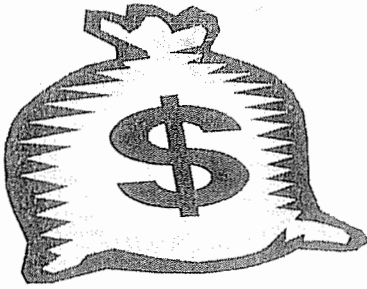
Dear Pinecrest Homeowners,

I want to start off by wishing all of you a Happy New Year! It has been a very busy year, and I want to thank all of the board members for working well together and tackling our issues as a team.

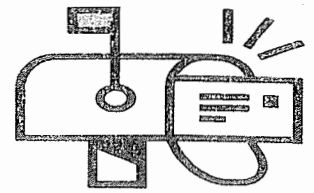
We had, by far, the biggest turn out of homeowners at the Bi-annual meeting this past October. Thank you to all of you that did attend. There are a lot of important discussions and voting that takes place, so I hope to see more and more of you each meeting. For those of you that did not attend, one of the topics that we discussed was the speeding cars that drive through the subdivision. Please, lets all make an effort to obey the law and drive 25 MPH through our streets. There are lots of children playing in the subdivision and I don't want anyone to get hurt. I know that a few homeowners have attempted to contact the Michigan Department of Transportation in hopes to have a stop sign installed somewhere along Beacon Square. I understand, there is a very long process that needs to take place before they will proceed in the installation of one. The best way to correct the problem is for all of us to just SLOW DOWN!!!!!!

Another topic was the above ground pool that is being built in the subdivision. The Architectural Committee is doing an excellent job working with the attorney and moving forward with legal actions.

We also discussed the holiday lights and the cost associated to having them professionally installed. John Krisciunas was kind enough to offer up his time to coordinate a group of Pinecrest homeowners and install the decorations. He was able to save the association a quite a bit of money. So, thank you to John and his crew of helpers for decorating the front entrance.



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2004 Expenditures

Account Balance as of 1/1/04: \$14,290.27

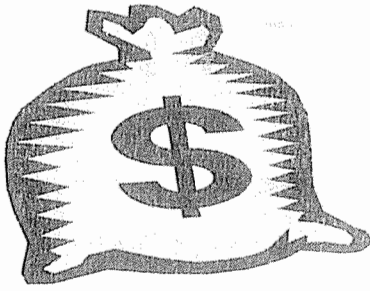
Actual Deposits:

Purpose	Projected	Collected
Dues	\$21,450.00	\$21,010.00

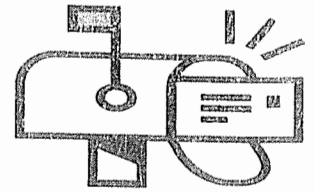
Actual Expenditures:

Service	Company	Budgeted Amount	Amount Spent	Notes
Admin	Various	\$700.00	\$369.15	Stamps, Copies, Envelopes, etc.
Fertilize Front Entry	Master Gardener	\$275.00	\$275.00	
Front Bed Maintenance	KLM	\$3,600.00	\$1,266.72	Cut shrubs, weed, plant flowers
Holiday Lights	Northern Lights	\$1,500.00	\$726.10	03-04 lights
Incorporation Fee	State of MI	\$10.00	\$20.00	
Front and Retention Pond Mow	KLM	\$2,100.00	\$2,423.00	
Light Maintenance	Nelson Electric	\$250.00	\$360.61	
Mailbox	UPS Store	\$300.00	\$310.00	
Phone	SBC	\$200.00	\$183.90	
Snow Removal	KLM	\$4,500.00	\$4,620.00	03-04 Removal season first 04-05 payment
Sprinkler Maintenance & Repair	Bahri and Sons	\$600.00	\$525.00	Start up, Repair, Winterize
Street Sweeping	C&J Sweeping	\$600.00	\$825.00	3 Sweeps
Website	Hostway	\$300.00	\$214.70	
Water Bill	Macomb Twp		\$213.55	
Reserve for Attorney	Earl, Earl & Rose	\$2,000.00	\$3,000.00	Money is set aside, no fees have been paid
Balance 12/31/04:		\$18,805.27	\$19,967.54	

Please remit your Dues check in the amount of \$110.00 using the coupon below.



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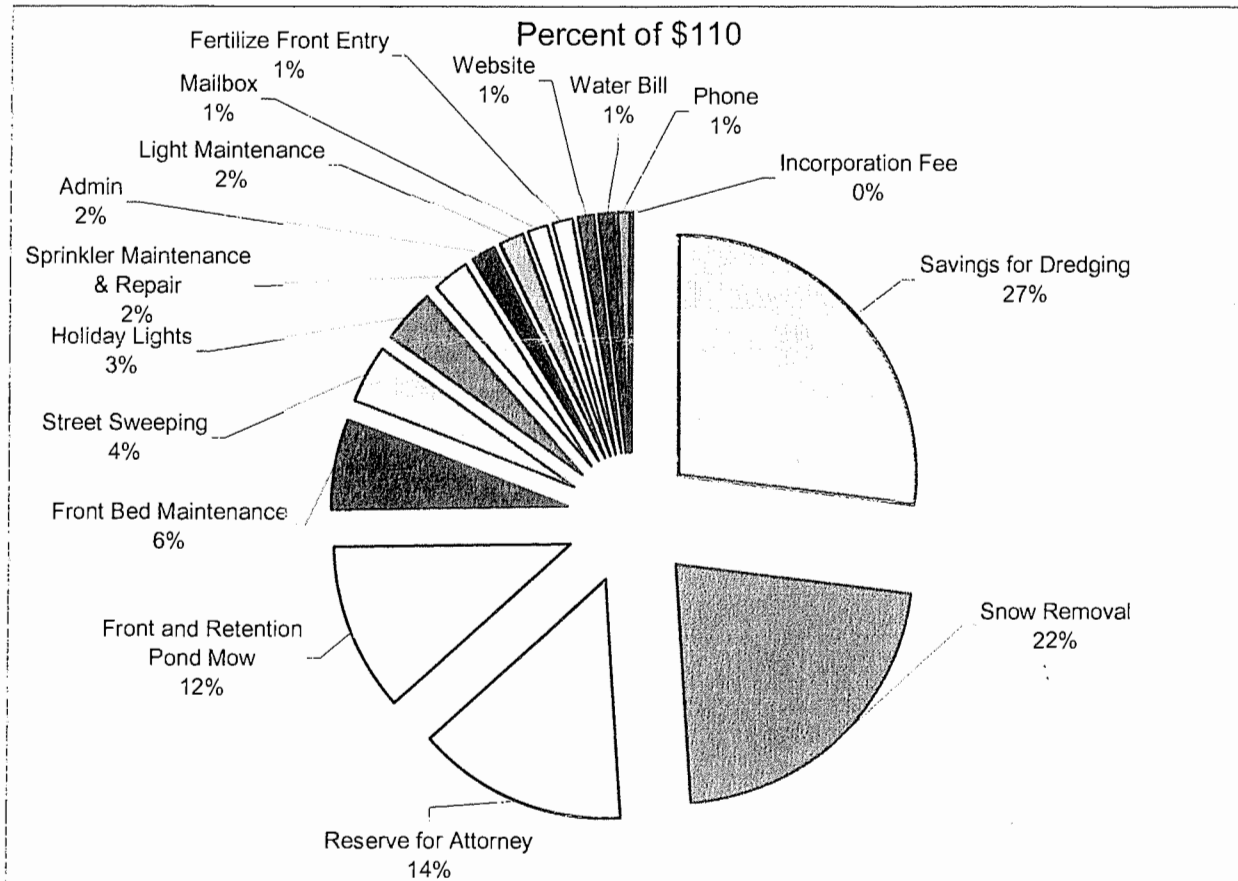
January 10, 2005

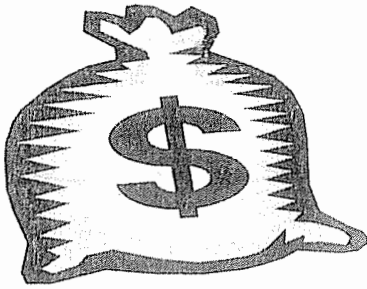
Where Did My 2004 Dues Go?

Expenditure	Amount from Each Homeowner
Admin	\$1.93
Fertilize Front Entry	\$1.44
Front Bed Maintenance	\$6.63
Holiday Lights	\$3.80
Incorporation Fee	\$0.10
Front and Retention Pond Mow	\$12.69
Light Maintenance	\$1.89
Mailbox	\$1.62
Sub Party	\$0.00

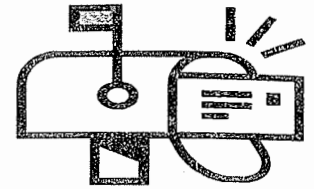
Expenditure	Amount from Each Homeowner
Phone	\$0.96
Snow Removal	\$24.19
Sprinkler Maintenance & Repair	\$2.75
Street Sweeping	\$4.32
Website	\$1.12
Water Bill	\$1.12
Reserve for Attorney	\$15.71
Savings for Dredging	\$29.72
Total	\$110.00

Here is a graphical Representation!!





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2005 Budget

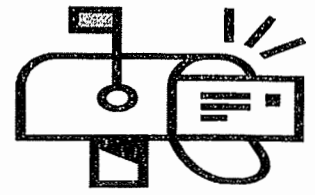
BALANCE AS OF 12-31-04:		\$19,967.54
PROJECTED DUES COLLECTED:	195 Lots * \$110	\$21,450.00
		\$41,417.54

PROJECTED EXPENDITURES:

SERVICE	PROVIDER	BUDGETED COST	BALANCE
Admin	Various	\$700.00	\$40,717.54
Fertilize Front Entry	Master Gardener	\$275.00	\$40,442.54
Front Bed Maintenance	To Be Determined	\$3,600.00	\$36,842.54
Electric Bill	DTE	\$750.00	\$36,092.54
Incorporation Fee	State of MI	\$10.00	\$36,082.54
Front and Retention Pond Mow	KLM	\$2,100.00	\$33,982.54
Light Maintenance	Nelson Electric	\$500.00	\$33,482.54
Holiday Decorations	Volunteer Labor	\$750.00	\$32,732.54
Mailbox	UPS Store	\$300.00	\$32,432.54
Water Bill	Macomb Twp	\$500.00	\$31,932.54
Phone	SBC	\$200.00	\$31,732.54
Snow Removal	KLM	\$4,500.00	\$27,232.54
Sprinkler Maintenance & Repair	Bahri and Sons	\$600.00	\$26,632.54
Street Sweeping	C&J Sweeping	\$600.00	\$26,032.54
Website	Hostway	\$300.00	\$25,732.54
Attorney's Fees	Earl, Earl and Rose	\$2,000.00	\$23,732.54
Projected Surplus (Save for Dredging)			\$23,732.54



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January 10, 2005

Social Committee

Dear Pinecrest Homeowners,

Hi! My name is Pam Wilking. For the upcoming year of 2005 we are looking to coordinate a social committee so we can start planning events for the subdivision. The purpose of the social committee is ultimately to get to know our fellow neighbors better! Some ideas we have brought up are a road rally, euchre tournament, hayrides, and so on. These things take a lot of planning! Please, if you are interested, you can contact me at 416-2568.

Thank you!

Pam Wilking, Social Committee Chair



Neighborhood Watch Update

At this time, we have eight volunteers for Neighborhood Watch. This is not enough to run an effective watch program. Many of you were at the October Bi-Annual meeting and heard Lieutenant Donovan speak. Being part of a Neighborhood Watch is about observation and communication. Most of us do the first every day. In order to make our community stronger and safer, communication is key. There are needs for volunteers in the following locations of the sub:

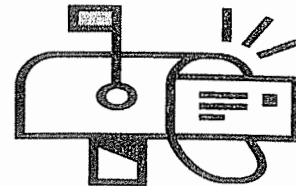
- Norway Pine Dr
- Beacon Square (central and south areas)
- Dutch Elm Dr
- Bush Dr
- Lamplighter Tr
- Crabtree Dr
- Dove Ct
- Tree Ct

Please volunteer to make our community a better place. This activity is not a major time commitment, you are only obligated to call 1-2 people if you see something suspicious and participate in the communication tree if information needs to be gotten out to the community quickly. It does not take much effort to make our community safe and unwelcoming to trouble, but it takes as little effort to invite trouble and safety issues.

To volunteer, please email pinecrestassociation22@hotmail.com or call 586-447-2248 and leave a message including your name, address, phone and email if applicable.

Jamie Pickett, Neighborhood Watch Chair

The Pinecrest Post



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Remember to have your landscaping and lot improvements approved by the architectural committee!! Protect yourself with the architectural committee's consensus that your improvement meets the guidelines set forth in the Pinecrest covenant. Failure to do so may result in legal action!!
A copy of the Pinecrest covenant can be found on Pinecrestsub.com.

Pinecrest Subdivision Association
13957 Hall Road Box 229
Shelby Township, MI 48315



This Post Contains Your 2005 Dues Notice!!

48044+1423 

Keep Pinecrest Beautiful!!

Please pick up after your animals, remove holiday decorations in a timely manner, and keep gardens and lawns manicured.