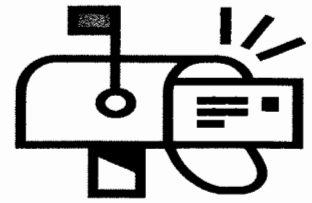


The Pinecrest Post



Volume No. 3

Issue No. 1

March 20, 2006

Hello Pinecrest Homeowners,

I want to start off by once again thanking all of the board members for their hard work and dedication to the association. Your volunteered time is appreciated greatly.

We have set in stone the next Annual Association Meeting as follows for:

Tuesday, April 4, 2006
7:30 PM to 9:00 PM
Iroquois Middle School

Please take the time to attend. We will be discussing a lot of important topics. One in particular will be board elections. There are two positions that are up for election and we need some new blood. These meetings are a great time to express your comments, questions and concerns. I hope to see all of you there.

I understand that there have been a few incidents of lawn damage by KLM snow plows. I know first hand because mine was one of them. My damage was not severe enough to make a complaint. If you feel that your damage was extensive, please contact KLM directly at (586) 752-5562 and express your complaint to them.

Thank you to all of the Homeowners that have paid their dues already. For those of you that haven't paid yet, please get those checks to us. We do not like to send those late letters, as much as you do not like to receive them.

Thank you for your time and commitment to keeping Pinecrest a prestigious place to live.

Kind Regards,
Jeremy Wilking
President

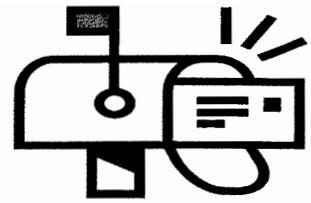
Member at Large & Deputy Treasurer Report (Mark Eveningred)

My primary job as member-at-large is to send out letters for covenant violations as they are reported to the board; this includes the payment of dues.

When homeowners signed at closing, each homeowner is required to accept all the terms and conditions of the covenant. The developer established the covenant and had it recorded, not the Association board. Most problems with homeowners tend to revolve around not abiding by the items in this document, with respect to each lot. The board is not a police force and will not drive around looking into peoples' yards for violations. We will act on violations when complaints are made by homeowners about illegal parking of boats, trailers, and other violations. Letters have and will continue to be sent out regarding such violations. Certain violations can also be acted on by the township code officer, John Renard at 586-992-2900 ext. 295. I have also taken on the additional duty of Deputy Treasurer, as of December, to help assist Cathy with the collection of the dues and handling the bank account.

As part of our subdivision, we have wetlands and sedimentation basins along the western border. These can be accessed through the two easements between lots 135 and 136 on Lamplighter Trail and between lots 114 and 115 on the south end of American Elm.

Please encourage your children to NOT CUT THROUGH other peoples' yards while going to these areas. This has become a problem with the 7-11 opening and the kids taking short cuts through yards. Many yards have dogs that children may not be aware of. The drain commissioner has been contacted and is working to correct the river blockage by our wetland connection to the Middle Branch of the Clinton River. This blockage has greatly increased the amount of river silt in our wetland area. A note was sent out to the



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homeowners which back up to the water in regards to not damaging the area. The DEQ was to inspect the wetlands in the summer of 2005 for violations. M & C Limited of Utica, the developer of our subdivision, has stated that a date will be schedule for this year.

There is NO Dumping of grass clippings or other material in or near these basins. This goes into the river system. Those responsible for dumping may be fined by the DEQ. This could cause the homeowners in our subdivision to pay for dredging the sedimentation basin earlier than expected, because you didn't dispose of your grass properly.

In the winter, give a little courtesy to your neighbors and shovel your sidewalk, so that someone doesn't slip and fall in front of your house. There are children in the subdivision that ride the school bus and need to get to the bus stop. Yes, spring is almost here. When you cut your grass, please clean up your grass clippings, and when walking your dog, keep your neighbors in mind and clean up any messes your pet may deposit in their yards.

The web site is currently being updated by Scott Smith. The new e-mail address is: www.boardmembers@pinecrestsub.com
Current sub information is www.pinecrestsub.com We are open to any suggestions you may have, to make our web more user-friendly and informative.

Architectural Committee Report (Erik Davis & John Kisciunas)

So what's going on with the pool? Well, this past year has been interesting to say the least. I think I speak for all the Board Members when I say that I have a new found respect for the Civil Litigation process and just how timely it can be. Patience, patience, patience! As everyone may know, for well over a year now our Association has been engaged in a lawsuit against the homeowner on Bush Drive with the above ground pool. On December 20, 2005 our request for Summary Disposition was granted. Listed below is a quote from the ruling:

**"Plaintiff's motion for summary disposition is GRANTED. Defendant is ORDERED to remove the pool and fence at her own cost by May 31, 2006, and ENJOINED from erecting any other structures that do not comply with the building and use restrictions of this subdivision. Pursuant to MCR 2.602(A) (3), this Opinion and Order resolves the last pending claim and closes the case." IT IS SO ORDERED.
Signed: HONORABLE DEBORAH A. SERVITTO (P34437)"**

Unfortunately, our request to be awarded (reimbursed) all of our attorney fees and costs was denied. This figure has reached over \$5,600 to date. As of March 3rd, the homeowner's attorney has given notice that an Appeal will be filed with the Michigan Court of Appeals. Once the Appeal is filed the ORDER to remove the pool won't apply until the matter is completely resolved. Legal fees will continue to accrue. Upon Final Disposition all homeowners will be notified of the ruling.

Architectural Committee:

We are aware that the residents of the Pinecrest Subdivision would like the front entrance to be brighter to make the subdivision easier to find. We are still trying to get quotes on new light posts and to find an electrician to deal with our continuous lighting problems. As for the front entrance landscaping we are currently taking bids from companies. Spring is coming soon; please remember to submit plans for new/update architectural work around your house before you start the project. This includes landscaping, pools, fences, decks, etc. Submitting your plans and getting them approved will ensure your project will not have to be removed. Thank you in advance for your cooperation in this matter.

Secretary & Treasurer's Report (Cathy Ricci)

Hi Neighbors!

On December 18, 2005 I took over the Treasurer's duties. I have been very busy since starting this new position. I will be working with Mark Eveningred, who also has additional duties, as the new Deputy Treasurer and Member-at-Large.

Having worked at a credit union for many years, I have financial experience. As assistant manager, I was responsible for financial reports, bank deposits, and managing the staff. I was also senior loan officer and mortgage officer for several years, as well as, secretary to the board of directors. This year I will be working to better organize our records, so we can become a more efficiently run Association.

Below is the Pinecrest Subdivision Association Financial Report of actual income and expenses for the years 2002 thru 2005, and the estimated budget for 2006. The Dues Collection Policy is on the reverse side.

Regarding the loss of association funds, the board was told not to communicate information while the investigation is in progress. The board members have followed the procedures recommended by the authorities to resolve this matter. As soon as the investigation is completed, the board will make a full disclosure to the homeowners. The funds have been recovered and deposited into the association account. The person at fault is no longer on the board and the remaining members have been working extra hours to get this matter straightened out.

PINECREST SUBDIVISION ASSOCIATION FINANCIAL REPORT

Category	2002	2003	2004	2005-Old	2005-New	EST 2006	
	Actual	Actual	Actual	Actual	Actual	Budget	
INCOME							
Balance Forward	\$12,200.26	\$9,190.16	\$14,290.27	\$16,913.40	\$19,869.00	\$13,683.64	Matches Bank statements minus outstanding checks.
Association Fees	\$11,537.17	\$21,985.00	\$21,861.60		\$17,515.00	\$21,450.00	195 lots x \$110.00
Additional Deposits						\$16,291.60	Payment - \$1,850 +\$5,000 +\$ 9,441.60 =\$16,291.60
Fines & Penalties							
Late Fees							
Legal Reimbursement							
NSF Charges to Home owners							
Total Funds Income	\$23,737.43	\$31,175.16	\$36,151.87	\$16,913.40	\$37,384.00	\$51,425.24	
EXPENSES							
Administration cost/Supplies	\$117.58	\$666.57	\$193.15	\$89.00	\$89.53	\$300.00	State Corp. Up date fee, paper, signs, envelopes, lables
Annual Meeting Expenses			\$120.00		\$120.00	\$120.00	Facilities rental
Bank Charges for Returned Checks		\$5.00	\$15.80		\$45.00		Checks, NSF Fee's,
Returned Checks		\$135.00	\$380.00		\$625.00		NSF & Stop Payments
Bank Charges	\$141.58				\$25.00	\$1,100.00	Bank printing & copy charges, deposit adjustments
Cash Withdrawals	\$920.28			\$770.00			
Cash Withdrawals	\$9,392.17		\$10,041.60	\$15,909.00	\$1,850.00		9,392.17 tr. back into acct. & 15,909.00 tr. to new acct.
Insurance	\$758.24					\$2,000.00	we will be obtaining new insurance
Legal Fees						\$7,000.00	Currently Paid \$5612.00
Mail Box & Web Site	\$339.32	\$579.95	\$514.70		\$560.15	\$600.00	
Postage & Printing			\$120.00		\$81.47	\$450.00	
Tax Prep		\$200.00					
Operating Expenses							
Electricity		\$141.50				\$650.00	
Phone	\$64.10	\$183.90	\$160.85		\$213.93	\$250.00	
Water & Sewer			\$213.55		\$824.03	\$1,000.00	
Neighborhood Party -1 yr		\$215.97					
Maintenance							
Electrical Repair	\$305.00	\$59.76			\$368.49	\$3,000.00	Light pole Changes
Fall Cleanup Frt. Entrance		\$1,197.00				\$400.00	
Flowers		\$425.00	\$336.72		\$408.17	\$350.00	
Hardwood Mulch & Labor		\$275.00			\$2,160.00		
Lawn Fertilization					\$220.00	\$150.00	
Lawn Mowing & Weeding	\$995.00	\$2,269.00	\$1,299.00		\$2,168.00	\$1,700.00	Est. 28 Cut @ \$60ea
Metal Edging & Labor(1009'@4.50/ft)					\$4,540.00	\$350.00	
Pond Maintenance (Brush Hog)					\$350.00	\$700.00	2 cuttings
Snow Removal	\$839.00	\$3,851.00	\$4,348.10		\$5,550.00	\$4,500.00	part will be 2005-2006 season, paid in 5 installments
Spring Cleanup Frt. Entrance		\$1,750.00					
Sprinkler System Repairs	\$85.00	\$544.00	\$430.00	\$100.00	\$656.39	\$750.00	
Street Cleaning	\$590.00	\$1,180.00	\$295.00				
Structural Repairs		\$31.14					
Trim Evergreen & Bushes					\$1,000.00	\$450.00	
MISC							
Holiday Lights & Deco. (Installed & Removed)		\$3,175.10	\$770.00		\$1,607.93		(\$480 2004 cost Paid in 2005)
Repair Letters (sign upfront)					\$237.27		
Total Expenses	\$14,547.27	\$16,884.89	\$19,238.47	\$16,868.00	\$23,700.36	\$25,820.00	
Remainder for pond reserve fund	\$9,190.16	\$14,290.27	\$16,913.40	\$45.40	\$13,683.64	\$25,605.24	



Pinecrest Subdivision Association

13957 Hall Road - Box 229
Shelby Township, MI 48315
(586) 447-2248

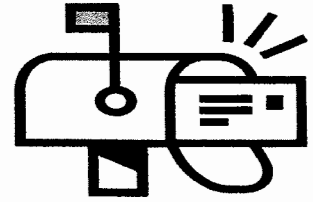
Dues Collection Policy

Adopted by the Association Board February 8, 2006

In Accordance with Article V, Covenant for Maintenance Assessments of the Pinecrest Subdivision:

1. Payment of the assessment (AKA Dues) is due on or before February 28 for the current calendar year. A reminder/payment coupon will be sent to the address of the lot. The owner is not relieved of any responsibilities or fees if he/she does not receive any mailings.
2. Any payments received after February 28 shall be assessed a \$25.00 late charge.
3. A delinquency letter will be sent, reminding the respective owner of his/her delinquent status, and request full payment plus the \$25.00 late charge.
4. After March 28, a second delinquency letter will be sent with an additional \$25.00 late charge for a total of \$50.00 worth of late charges.
5. After April 28, a third delinquency letter will be sent with an additional \$25.00 late charge for a total of \$75.00 worth of late charges.
6. After May 28, the owners file will be sent to the association's attorney. The attorney will send a lien warning letter requesting full payment of the delinquent Association dues including all penalties, administrative fees, attorney fees of approximately \$215.00 and fines. Full payment not received per the letter sent by the attorney will result in a lien being placed on the owners lot. No further notices of delinquency will be sent. Any contact by the owner will be referred to the association attorney.
7. Upon having the lien filed and recorded, and upon the recommendation of the association's attorney, the subdivision will decide whether to initiate foreclosure action on the delinquent account.
8. Homeowners will be responsible for all charges assessed by the association resulting from any legal proceedings including but not limited to late charges, administrative fees, filing fees, all attorney costs and expenses.

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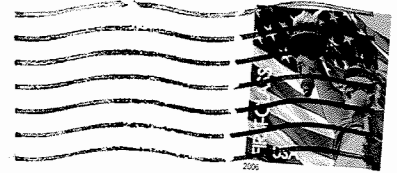
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Remember to have your landscaping and lot improvements approved by the architectural committee!! Protect yourself with the architectural committee's consensus that your improvement meets the guidelines set forth in the Pinecrest covenant. Failure to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

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



48044+1429-23 R025



Keep Pinecrest Beautiful!!

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