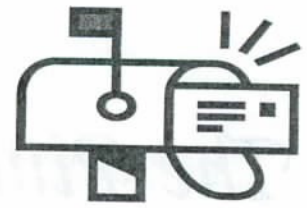


# The Pinecrest Post



Volume No. 4

Issue No. 1

March 12, 2007

Greetings to all Pinecrest Homeowners,

It has been a long winter and hopefully everyone is ready to greet spring with much anticipation.

The Pinecrest Community has certainly had an eventful year. Over the past year, the Board has worked very hard on several issues that pertain to our Subdivision. For starters, the front entrance is looking very good, thanks to help of many volunteers who donated their time to help plant flowers. With the festive lighting, the front entrance looked great around the Holidays. We have been working to correct the electrical problems that have plagued our front entrance for many years, although there still is some troubleshooting that needs to be done, I'm confident that we are on our way to a long term solution. As the winter and snow arrived, so did the issues pertaining to the removal of the snow from our streets. Please contact KLM Scape & Snow at (586) 752-5562, if you have any complaints (or possibly compliments) regarding your property.

Also, we are trying to have the community consider revising and amending our Declaration Of Covenants, Easements And Restrictions for our Subdivision. This task is very significant to everyone and we would like to update our covenant to accommodate the current situations and possible future concerns we are facing or could face in the future. The existing document was written by the building developers of this subdivision and their lawyers many years ago and they simply don't apply to our current and future needs. We still need responses from some homeowners, who for some reason, still have not voiced their vote either for or against. Hopefully this stagnating project will soon come to finality.

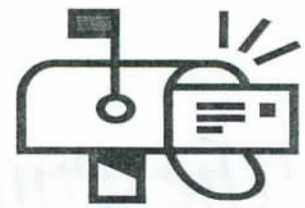
**Our Spring, Annual Meeting date is: Wednesday, April 18, 2007,  
Time: 7:30 P.M. to 9:00 P.M.,  
Place: Clinton-Macomb Public Library,  
North Branch, 16800 24 Mile Road, Suite 2.**

To learn more about what it takes for us board members to run this Homeowners Association, I encourage everyone to attend if your schedule allows.

For personal reasons and with much regret I am resigning from the Board. However, we are looking for nominations for new board members, if interested, or if you want to volunteer to help us in anyway, please send us a note or call. Our **new address** is **Pinecrest Subdivision Association, P.O. Box 182402, Shelby Twp., Michigan 48318-2402. Our voice-mail number is (586) 447-2248.**

I cannot emphasize this enough that the efficiency and success of our Homeowners Association depends on a well organized Board with support from the community in the way of active volunteers. We are only as strong as the network of properly informed and concerned neighbors who care to make Pinecrest a proud place to live in. If anyone has suggestions, please send your information to address above.

Thanks for your attention,  
Joseph Wasik, President



# The Pinecrest Post

Volume No. 4

Issue No. 1

March 12, 2007

## Member-at-Large (Deputy Treasurer) & Architectural Committee Report:

As member-at-large, it is my job to send out letters for covenant violations as they are reported to the board.

When homeowners sign at closing, each homeowner is required to accept all the terms and conditions of the Declaration of Covenants, Easements And Restrictions. The developer made and recorded this document **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 yards for violations. We will act on violations when complaints are made by homeowners. Letters will continue to be sent out to those who are in violation of the covenant. Some violations can be acted on by the township code officer, **John Renard - 992-2900, ext.295**. Most people will respond quickly after being contacted by the township.

As deputy treasurer, it is my job to assist with the collection of the dues and over-see the bank account. This board has worked hard to try and save money and pinch pennies, where we can. The Ricci's, Mr. Wisniewski, and Mr. Typinski removed the holiday decorations and lights this year and saved the Association \$300.00. Some homeowners don't like having the lights. However, those who attended the Fall meeting voted to have decorations and lights. If you attend the meetings, or join the board, or help on a committee, or a subdivision project; you will learn where your dues money goes first- hand.

I am also in charge of architectural compliance and work with the Architectural Committee.

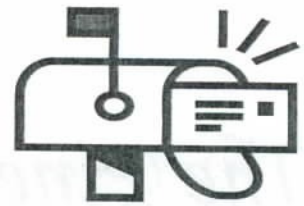
As people can tell, the pool is down and the lot is to be cleaned up this spring. I know that there are people in this sub that would like an above ground pool. It is clearly stated in the covenant restrictions, written by the developer, that an above ground pool is not allowed in our subdivision. Beacon Square and Lancaster's boards also face the same problems ,as we do, with a similar covenant. We are not picking on an individual as some may think. Legal council informed us that if there was an accident in the above ground pool, everyone in the entire subdivision could be sued if the subdivision did nothing to address the problem. In order to have above ground pools, the entire subdivision has to vote and pass an amendment change. It would be a long process, (maybe years) since many homeowners do not read our correspondence to them and have not bothered to vote or attend meetings in the past.

The Architectural Committee is glad to report that we finally have the new globes for the islands and had the landscaping lights replaced with the correct outdoor lights and the correct wiring. The electrician had a mess on his hands when he took on our front entrance. The system still was getting overloaded at times with the holiday lights, because everything is on one circuit, but the entrance and landscaping lights have been working since this fall. The brighter entryway is easier to see when pulling into the sub now. We do need the trees trimmed this year, because they are out of control. If someone does trimming or has a referral please contact us, because we are collecting bids. Cathy is trying to get together some people to plant flowers this spring and to split some of the flowers/plants that we currently have. Seven people stepped up at the October meeting to volunteer. Thank you, we need all the help we can get. Please call or e-mail us if you can give a little of your time.

Please remember the website is up-to-date with all of the latest changes and phone numbers and is one of the easier ways to contact the board. ([www.pinecrest.com](http://www.pinecrest.com) , [www.boardmembers@pinecrestsub.com](mailto:www.boardmembers@pinecrestsub.com)).

Sincerely,

Mark Eveningred



## Secretary & Treasurer's Report:

Last year I had many hats, a "Girl-Friday", so to speak.

As Secretary, I took care of all the Association's paper work, books, collected the mail, recorded the minutes, sent notices to the membership, made and posted signs for the meetings (by the way, someone has decided to steal a sign every time we have a meeting posted; we have lost 4 signs, chains and locks too). I also get to assemble the Pinecrest Post. If you have suggestions for future newsletters, please send them to the P.O. Box or E-mail them. Myself and all the board and committee members have been working to get better organized this year too..

As Treasurer I took care of the dues collection, financial reports and the bank account for 2006. To date, 175 homeowners have paid their 2007 association dues and 20 are delinquent. If you have not sent in your payment, please do so today. After March 1<sup>st</sup>. there is a \$25.00 late fee added on. Payment due will be \$135.00. The Association's only income comes from the collection of assessments/dues and fees. This money is needed to pay the subdivision maintenance service contracts. Most of the work will start soon. The Spring and Summer landscape work and remaining electrical work will be this year's biggest expenses. In the beginning, the amount of dues was based on the 1998 budget figures. With the higher cost of services today it is hard to stay on such a small budget. Many area subdivisions charge higher association fees than ours are. The Board's goal is to keep our low fees the same. If no large maintenance repairs occur, and all of the homeowner pay their dues, then we should meet this year's budget. A copy of the 2007 budget and 2006 income and expenses are attached. A copy of the 2007 Dues Collection Policy is also included in this newsletter.

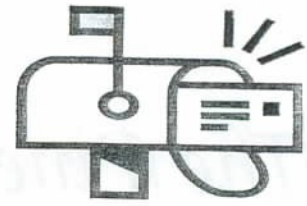
As part of the Beautification Committee (a fancy name for flower planters and weed pullers and other clean up jobs), I was busy up front at the sub entrance during the spring, summer and fall. I would like to thank, my husband, Dan, Mary Bailey, and Jim and Sharon Wisniewski for all their help in planting flowers and weed control patrol. Jim and Dan have been adjusting and monitoring the sprinkler and lighting systems, as well as, replacing light bulbs in their spare time. With extra volunteers we could get things in good shape faster.

The Board gave me the responsibility to send out and record the Third Amendment Vote Ballot. Currently, 127 homeowners have voted. Section 1: 102 yes, 25 no; Section 3: 94 yes, 34 no; Section 10: 90 yes, 37 no. We still do not have enough ballots to pass the amendment. We need 137 yes votes for each section (70%). The Third Amendment information can be found on the website.

I wish everyone a Happy Spring and I hope to see you at the meeting.

Best regards,  
Cathy Ricci, Treasurer

# The Pinecrest Post



## PINECREST SUBDIVISION ASSOCIATION

Category	2006 Actual	2007 Est Budget	Comments
<b>INCOME</b>			
Balance Forward	\$13,683.64	\$22,074.11	Matches Bank Statement
Association Fees	\$21,450.00	\$21,450.00	195 lots x \$110.00
Additional Deposits-From J.Pickett	\$16,291.60	\$0.00	
Close Old Account	\$45.40	\$0.00	
Late Fees Collected	\$1,080.00		
Legal Reimbursement	\$295.00		
NSF Fee Reimbursement	\$10.00		
Total Funds Income	\$52,855.64	\$43,524.11	
<b>EXPENSES</b>			
Administration cost / Supplies	\$582.22	\$600.00	Printing, Signs, Paper, Envelopes, Labels, Ink cartridges
Stamps	\$446.60	\$475.00	
Annual Meeting Expenses		\$60.00	Facilities rental
Bank Charges for Returned Checks		\$0.00	Checks, NSF Fee's,
Refund	\$40.00	\$0.00	Overpayment refund
Bank Charges	\$38.00	\$0.00	Deposit Adj., Printing Charges
Insurance	\$1,433.00	\$1,580.00	Association Insurance Pkg.
Legal Fees	\$9,267.79	\$600.00	2006-pool case & collection costs
Mail Box & Web Site	\$266.90	\$295.00	P.O.Box \$80 annually/ web \$215
State Corp. Update/Government Fee's	\$50.00	\$20.00	
<b>Operating Expenses</b>			
Electricity		\$0.00	
Phone	\$179.40	\$200.00	
Water & Sewer	\$440.82	\$500.00	
<b>Maintenance</b>			
Electrical Repair	\$6,838.51	\$1,500.00	2006- New Lights Up Front
Fall Cleanup Frt. Entrance		\$300.00	
Flowers	\$125.60	\$160.00	
Hardwood Mulch & Labor		\$450.00	
Lawn Fertilization		\$100.00	
Lawn Mowing	\$955.00	\$1,000.00	
Weeding		\$150.00	
Pond Maintenance (Brush Hog)	\$0.00	\$0.00	DEQ does not want area cut , waiting for inspection
Snow Plow	\$6,720.00	\$3,700.00	( 2005 Balance \$3120 & 2006 \$3600 Pre paid contract)
Spring Cleanup Frt. Entrance		\$300.00	
Sprinkler System Repairs	\$543.48	\$600.00	
Structural Repairs	\$0.00		
Bushes & Tree Trimming		\$3,000.00	Islands needs work
Landscape Replacement	\$1,583.75	\$600.00	2006 -2 Flowering crab trees & 6 yews replaced
<b>MISC</b>			
Holiday Lights & Deco. (Installed & Removed)	\$1,270.46	\$1,000.00	(\$280 for 2005 Removal & \$990.46 for 2006)
Repair Letters (sign upfront)	\$0.00	\$260.00	
Total Expenses	\$30,781.53	\$17,450.00	
Remainder for basin/pond fund	\$22,074.11	\$26,074.11	Dredging fund
Grand Total	\$52,855.64	\$43,524.11	



Pinecrest Subdivision Association  
P.O. Box 182402  
Shelby Township, MI 48318-2402

(586) 447-2248

### Dues Collection Policy

Adopted by the Association Board on January 11, 2007.

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

Payment of the assessment (AKA Dues) is due on or before February 28 for the current year. A reminder/payment coupon will be sent to each lot's address. The owner is not relieved of any responsibilities or fees if he/she does not receive the mailing.

Any payments received **after February 28 shall be assessed a \$25.00 late charge.**

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. (**\$110.00 + 25.00 = \$135.00 due**)

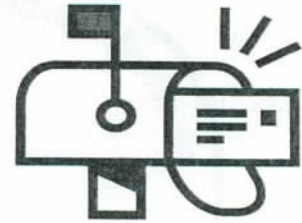
**After March 28**, a second delinquency letter will be sent with an additional \$25.00 late charge, for a total of \$50.00. (**\$110.00 + \$50.00 = \$160.00 due**)

**After April 15, the owner 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, administration fees, attorney fees (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 attorney.

**Upon having the lien filed and recorded, and upon the recommendation of the attorney, the Association will decide whether to initiate foreclosure action on the delinquent account.**

**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 per Article V of the Covenant.**

# The Pinecrest Post



Volume No. 4

Issue No. 1

March 12, 2007

Remember to have your landscaping and lot improvements approved. Be sure that your improvement meets the guidelines set forth in the Pinecrest covenant. A copy of the Pinecrest covenant can be found on the web at [www.pinecrestsub.com](http://www.pinecrestsub.com)

## New Address

**Pinecrest Subdivision Association**  
P.O. Box 182402  
Shelby Township, MI 48318-2402

ROYAL OAK MI 480

13 MAR 2007 PM 2 L



48044+1433



## Keep Pinecrest Beautiful!!

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