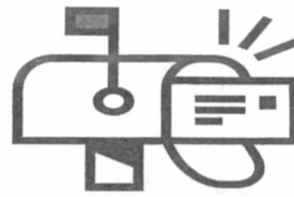


The Pinecrest Post



Volume No. 6

February 3, 2009

Greetings to Fellow Homeowners,

NOTE: The Association Assessment/Dues Billing Notice is included on page 5, please complete and return the coupon at the bottom with your payment.

The biggest news of the season is that the **due date for association dues has been moved later to March 30th**. Due to holiday expenses and the state of the economy, the Board felt it would be easier for homeowner's if the due date was pushed back. On the payment coupon is a location to put your email address which will save on the cost of future mailings.

The fall meeting was canceled because of low attendance at previous meetings.

There is a continuing effort to cut our costs and maintain the dues, unlike other subdivisions, like Beacon Square, which has raised theirs. The **new contact phone number for the Association is 586-303-7638** cutting our phone costs for the answering service. We also continue to review the subdivision maintenance contracts, to achieve lower-cost services.

Due to the Boards diligence, there are only two delinquent homeowner accounts at this time.

Pink flags were placed around the wetlands last fall by the developer. This is for the final survey of the wetlands for the DEQ to make sure they continue to meet the requirements of the original design for the subdivision. The overflow basin will not be brush hogged until this is completed to avoid any confusion. One of the homeowners reported the pipe connected from the streets to the basin may be blocked and the board may need to address this issue later.

Due to vandalism and the cost (\$250 per letter) to repair the sign at the front entrance of 22 Mile Road, the association is investigating redoing the sign. The first step is to replace the raised lettering with a more permanent carved limestone lettering. The Association is also investigating the costs associated with adding signs on the East and West sides of the entrance road. This will make the entrance more visible from 22 Mile Road.

The Association awarded the subdivision snow plowing services to a new company this season. Mulvaine's Lawn Service will be maintaining our subdivision this season. If there are any problems or issues please contact them at (586) 731-3573. We are trying to keep the front entrance salted, so that everyone can safely (as safe as you can get) pull out onto 22 mile. Please remember to shovel your sidewalks. Maintaining sidewalks is a Macomb Township requirement of all homeowner's. If you notice someone not doing so, please contact the **Township Code Enforcement Office at (586) 992-2900 ext 295** and they will contact the homeowner and address the issue. This is the same office to contact regarding trailers and recreational vehicle left in a driveway beyond 48 hours and other nuisance issues, such as, not maintaining the grass and landscaping.

The subdivision is looking to have the bus stop for Middle School students, located at the corner of Norway Pine and Beacon Square, relocated due to the congestion on the dead end street. It is not only difficult for the parents that are dropping off their kids, it is troublesome for the people that live on the dead end street having to squeeze through the congestion and having parents turning around in their driveways every morning.

We will be having another Spring Garage Sale this year. It's not too early to start cleaning up the basement and garage and organizing your good stuff for the Spring Sale. The subdivision sale will be held a little earlier to get a jump on the garage sale season. We will post signs and advertise in the local paper. There is no fee, everyone is welcome to participate.

SPRING SUBDIVISION GARAGE SALE DATES:

Thursday, MAY 7th, Friday, MAY 8th, and Saturday, MAY 9th.

If you have and ideas, suggestions or information you would like to see on the web newsletter, or to be brought up at the next annual meeting, please call or e-mail your ideas to the Board.

MARK YOUR CALENDAR:

**The Association Annual Meeting will be on Wednesday, April 1st at 7:30 p.m. at the North Macomb Library Branch, 16800 24 Mile Road, west of Romeo Plank.
See you at the meeting.**

Thank you for your support,

Mark Eveningred, President and the Association Board

Pinecrest Subdivision Association

| | Est 2008 | Actual 2008 As of 12-31-08 | Estimate for 2009 | Comments |
|--|--------------------|----------------------------------|-------------------------|----------------------|
| INCOME | | | | |
| Balance Forward 1-1-08 | \$33,678.41 | \$33,678.41 | \$42,667.42 | As of 1-1-09 |
| Association Fees | \$21,450.00 | \$21,230.00 | \$21,450.00 | 2 lots unpaid (2008) |
| Additional Deposits | | \$160.00 | \$865.00 | Outstanding Accounts |
| Late Fees | | \$675.00 | | |
| Legal Reimbursement | | \$995.00 | | |
| NSF Charges to Home owners | | | | |
| Total Funds Income | \$55,128.41 | \$56,738.41 | \$64,982.42 | |
| EXPENSES | | | | |
| Administration/Supplies | \$600.00 | \$197.67 | \$400.00 | |
| Bank Charges for Returned Checks | | \$0.00 | \$0.00 | |
| Returned Checks | | \$0.00 | \$0.00 | |
| Bank Charges | | \$0.00 | \$0.00 | |
| News Paper Ad for Garage Sale | \$75.00 | \$40.50 | \$45.00 | |
| ALCOS Insurance | \$1,433.00 | \$1,433.00 | \$2,000.00 | |
| Legal Fees | \$760.00 | \$1,247.50 | \$1,800.00 | |
| P O Box rental - Mail | \$80.00 | \$70.00 | \$70.00 | |
| Web Site | \$81.00 | \$50.00 | \$75.00 | |
| Postage | \$300.00 | \$164.00 | \$300.00 | |
| State Corp. Update/Government Fee's | \$60.00 | \$40.00 | \$40.00 | |
| Operating Expenses | | | | |
| Phone-Voice Mail Box | \$200.00 | \$179.40 | \$200.00 | |
| Water & Sewer | \$800.00 | \$317.00 | \$500.00 | |
| Maintenance | | | | |
| Bulbs-Spot Light | \$250.00 | \$122.72 | \$150.00 | |
| Electrical Repair | \$2,000.00 | \$772.15 | \$1,000.00 | |
| Front Light Pole-Replacement | \$3,500.00 | \$3,208.05 | \$0.00 | |
| Fall Cleanup Frt. Entrance | \$300.00 | \$264.00 | \$300.00 | |
| Flowers | \$400.00 | \$236.13 | \$300.00 | |
| Hardwood Mulch | \$200.00 | | \$900.00 | |
| Lawn Fertilization | \$50.00 | \$180.00 | \$100.00 | |
| Lawn Mowing | \$1,000.00 | \$945.00 | \$1,000.00 | |
| Pond Maintenance (Brush Hog) | \$300.00 | | \$400.00 | |
| Snow Removal (w-salt) | \$3,900.00 | \$3,150.00 | \$3,500.00 | 2400-2008 & 750-2009 |
| Spring Cleanup Frt. Entrance | \$200.00 | | \$250.00 | |
| Sprinkler System-Close & Repairs | \$600.00 | \$109.98 | \$150.00 | |
| Structural Repairs | | \$250.30 | \$200.00 | |
| Replace Evergreen or Bushes | | \$185.43 | \$300.00 | |
| Trim Evergreen or Bushes | \$500.00 | | \$500.00 | |
| Weeding & Clean up | \$200.00 | \$166.25 | \$200.00 | |
| MISC | | | | |
| Holiday Lights & Deco. (Installed & Removed) | \$800.00 | \$741.91 | \$900.00 | |
| New 1'x8' Insert for entry sign | | | \$3,500.00 | |
| Total Expenses | \$18,589.00 | \$14,070.99 | \$19,080.00 | |
| Remainder for pond reserve fund | \$36,539.41 | \$42,667.42 | \$45,902.42 | |



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

(586) 303-7638

Dues Collection Policy for 2009

Adopted by the Association Board on January 20, 2009.

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

Payment of the Assessment / Dues, \$110.00, is due on March 30, 2009.

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 March 30, 2009 shall be assessed a \$25.00 late charge.

A delinquency letter will be sent, reminding the respective homeowner of his/her delinquent status, and request full payment plus the \$25.00 late charge. **(\$110.00 + 25.00 = \$135.00 due)**

After April 30, 2009, a second delinquency letter will be sent with an additional \$25.00 late charge, for a total of \$50.00 late fees. **(\$110.00 + \$50.00 = \$160.00 due)**

After May 15, 2009, the homeowner's 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, and fines **(approximately \$335.00)**. 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 homeowner will be referred to the Association's 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 Declaration of Covenants, Easements and Restrictions for Pinecrest Subdivision.



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

New Voicemail: (586) 303-7638
Email: www.pinecrestsub.com

February 4, 2009

Dear Homeowner,

The time has come for the board to collect the homeowner **2009 annual association dues**. The dues provide the budget for the board to utilize for the beautification and maintenance of Pinecrest Subdivision.

Please remit a check to the address below in the amount of **\$110.00 payable to the Pinecrest Subdivision Association no later than March 30, 2009. Please note the later due date.** Dues received after March 30, 2009 will be considered late and will be subject to increasing late fees. After March 30th a \$25 fee will be added, after April 30th it increases to \$50 and after May 15th the owners file will be sent to the Association's attorney and associated fees will be added. Checks returned to us from the bank for non-sufficient funds will be subject to late fees and returned item fees from the bank. Please complete the coupon below and return it with your check. Please include your email to limit future mailing costs.

The board looks forward to another year with the Pinecrest Subdivision Association. The financial report and additional Association information can be viewed on the website.

Respectfully,
The Board of Directors of Pinecrest Subdivision Association

Payment Coupon
Pinecrest Subdivision Association Dues

Due Date: 3/30/09
Amount Due: \$110.00

Owner Name: _____

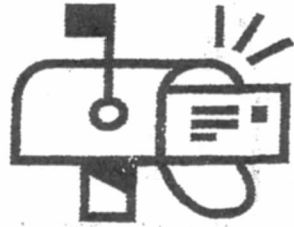
Property Address: _____

Email Address: _____

Phone Number: _____

Make all checks to: Pinecrest Subdivision Association
PO Box 182402
Shelby Township, MI 48318-2402

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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

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



2009 Assessment/Dues notice included



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.