

THE PINECREST POST

Greetings to Fellow Homeowners,

The **due date for Association Dues is March 31 and dues continues to stay at \$110.** We are keeping the date later because of the holiday expenses, credit card bills, and the state of the economy. The Board agreed it would be easier for homeowner's if the due date was pushed forward, instead of the regular due date of January 1st. On the payment coupon is a location to add your email address which will lower the cost of mailing,(help save a few trees) and be used for future communications. Those of you who have given us an email address, you will be receiving your notice both ways this year. See our web site for more information.

There is a continuing effort to cut our costs and maintain the dues unlike other subdivisions; like Beacon Square, which has raised their dues to \$187,because they are run by a management company. **In order to maintain the lower cost , we need new volunteers to step forward and help with the Board.** We continue to stay on top of our contracts for the subdivision maintenance, but additional help is needed to do so. We have 194 lots out of 195 that are paid up to date. The one lot that has not paid has been in contact with the Board ,and is working to pay off the bill. This year all delinquent lots will be posted on the website. You can check your status with our records, and if there is a problem contact us immediately for adjustment. There will be **only one overdue notice sent** to a delinquent lot owner prior to being forwarded to the association attorney . In addition, the late fee and all legal costs will be added to the delinquent account. It is very costly and time consuming to repeatedly send out overdue notices. If there is a problem paying your dues, please contact the Board immediately to avoid the additional legal fees.

The new limestone inserts for the entry sign look good. It made sense to do this because it was costing \$250 to replace each letter that was taken by vandalism. There continues to be the underlying problem of the electrical at the front with a short somewhere in the wiring that will hopefully be addressed this spring. Rocks were put around the outsides of the islands with the mulch left for the plants in the middle. This was done to enhance the entrance and lower maintenance costs.

Kurt's Lawn Service will snowplow our subdivision this season. If there are any problems or issues please contact them at (586) 949-5857. 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 Rd. Please remember to shovel your sidewalks. Also remember **NOT** to shovel/ blow the snow into the street after plowing. On heavy snow days, please park your vehicles in your driveway, so the plow can clean the entire street. 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 left in a driveway beyond 48 hours and other nuisance issues including not maintaining the grass / landscaping.

The middle school bus stop has been moved from Norway Pine to Bush and Beacon Square. This is not only a more centrally located stop for the sub, but it is also easier for those who want to drop their children off without stopping in the middle of Beacon Square. It is also better so that parents don't have to turn around in the driveways of Norway Pine.

Parents please be aware when your children are using their "toys" in the wetlands or riding their bikes to school or 7-11, they are cutting through private property without permission. The only access to the wetlands is at the south end of the subdivision between lots 114 and 115. Your neighbors along Black Oaks actually have a bike path being worn into their grass and have repeatedly told the kids not to cut through. One of the homes had a bench thrown at their front door this fall by these same kids. The police were contacted and this is not to be tolerated. Please explain to your children the need for courtesy towards others property. Thank you for your cooperation in this matter.

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 continue to just have the one sub sale at the beginning of the year on a Thursday, Friday, and Saturday. I think by the end of summer most are garage-saled-out. If you have never done a garage sale, Thursday is the busiest day and some people even have it on Wednesday.

SPRING SUBDIVISION GARAGE SALE:

April 29th, 30th, and May 1st

If you have any ideas, suggestions or information you would like to see on the web newsletter, or brought up at the Annual Meeting please call or e-mail your ideas to the Board. The best way to contact the Board is through the website, (pinecrestsub.com), though there is the Association's voice-mail phone number, (586-303-7638), where a message can be left.

The Homeowner's Annual Meeting will be 7:30pm on April 14th at the North Macomb Library Branch, 24 mile and Romeo Plank.

Again, we are in need of volunteers for the Board! If you are interested email us or come to the Annual Meeting. The Board usually only meet 8-9 times a year, in the evening. If you are not sure you want to commit, just email us and we will let you know when a board meeting is so you can check things out. If volunteers do not come forward to assist in the Association then Pinecrest will have to be run by a management company and this will be costly to all homeowners. Please Help. See you at the meeting.

Sincerely,

Mark Eveningred
President of Pinecrest Subdivision