

## The Pinecrest Post

Greetings Fellow Homeowners!

2/4/2011

*Please* take a few minutes to read our annual newsletter and financial report. It contains important information regarding association dues, our annual meeting, and several other items of interest to Pinecrest Homeowners. We now have a new look, and a new logo too.

**First... The good news** - Our annual dues will remain at \$110. The board has worked very hard to keep your dues among the lowest in Macomb County. Once again the due date is extended to March 31<sup>st</sup>. The board felt it would be easier on all homeowner's wallets if the due date was a bit later, than the original date of January 1<sup>st</sup>. You will be receiving your dues /assessment payment notice in the mail shortly. The payment coupon will include a location to add your email address. Your email address will also be used for future Association communications. Those of you who have already given us an email address will receive the dues notice both via email and via U.S. mail this year. You may also subscribe or unsubscribe your email address at the Pinecrest Subdivision website (<http://www.pinecrestsub.com>). **Once again, the dues/assessment will remain at \$110 and will be due on March 31, 2011.**

Currently, 193 lots out of 195 have paid their 2010 dues in full. The two delinquent lots are #109 and #194. Liens have been placed on both lots (per the covenant) and the homes are believed to be in the process of foreclosure.

Just as last year, only one overdue notice will be sent to the delinquent homeowner prior to being forwarded to the lawyer, where in addition to a late fee, legal costs will also be added to the outstanding account. It is very costly and time consuming to send out overdue notices repeatedly. If there is a problem paying the dues in full by March 31, 2011, please contact the Association in writing or call the voice mail box (586-303-7638) immediately to avoid the additional legal fees. The dues/assessment payment notice will be mailed separately to all homeowners; it will not be included with the newsletter for 2011. Additionally this year, the dues /assessment payment notice can be printed off directly from our website at (<http://www.pinecrestsub.com>).

### **Snow Plowing**

The Association awarded the subdivision snow plowing services to Kurt's Lawn Care this season. If you have questions or concerns, please contact Kurt's directly at (586)949-5857 or contact the Association. We are salting the front entrance and the major intersections along Beacon Square for the bus stops. Please be courteous to your neighbors and park your cars in the driveway when a major snowfall is in the forecast. This really helps the snowplow drivers get the streets cleaned of snow properly. Also, please remember to shovel your sidewalks. Maintaining a clear, "snow free" sidewalk is a Macomb Township requirement for all homeowners. If you notice someone not clearing their sidewalk, 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 grass and landscaping. Also remember – Please do not shovel or blow the snow into the street after the plow has been thru, it makes the street icier and may cause an accident.

### **Dog Doody**

Please remember, when you or the kids take the dog for a walk, make sure to bring a bag for the dog waste. Most people do not enjoy picking up after someone else's dog, so please pick up after your pets! Thank you for your cooperation in this matter.

### **Neighborhood Watch**

This never really got off the ground beyond the discussion stage, but I would like to try a few things out to possibly begin the process of better communication between everyone in the subdivision. One of the newest members on the board brought up a problem with vandalism last fall along Beacon Square, which the board knew nothing about. There was also a home broken into last fall along American Elm. What I would like to try to do is to have anyone with a robbery or vandalism or other neighborhood issue that they think would be important to their neighbors - report the issue to the Pinecrest Subdivision website (<http://www.pinecrestsub.com>) where it will be cataloged and forwarded to all of our current recorded email addresses. This way it will help make everyone more aware of what is happening in the neighborhood. Keep in mind that it is also very important to report any and all issues with vandalism, burglary or similar criminal behavior, to the Macomb Sheriff's office. They have stated that they do increase patrols in areas where multiple incidents have been reported.

### **SPRING SUBDIVISION GARAGE SALE**

**May 5th, 6<sup>th</sup>, and May 7<sup>st</sup>**

Once again, we will be having the spring garage sale. It seems to be well attended by both buyers and sellers. 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. If you have never done a garage sale, Thursday tends to be the busiest day (and some people even start their sales on Wednesday).

### **IMPORTANT – We need your input!**

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. As always, we continue to need volunteers to come forward and help out or, if you choose, join the Board. We try to stay on top of our contracts for maintenance and other subdivision needs, but we could use some additional assistance in this area. If you are interested email us or better yet, come to the annual meeting. The Board usually meets only 8 to 9 times a year in the evening hours. If you are not sure you want to commit, just email us and we will let you know when the next board meeting is so you can check things out. Please Help!

### **ANNUAL MEETING**

**Lastly, the Pinecrest Subdivision Association's Homeowners Annual Meeting will be on Monday April 11, 2011, at 7:30pm. It will be held at the North Macomb Library Branch,  
16800 24 Mile Rd, just West of Romeo Plank.**

***HOPE TO SEE YOU THERE!!!***

Mark Eveningred - President of Pinecrest Subdivision Association