



Subdivision Association

The Pinecrest Post

Greetings Fellow Homeowners!

2/15/2012

IMPORTANT NOTE - This is the last year that our Pinecrest Post Newsletter will be mailed to every homeowner. In order to reduce mailing costs and save time, future newsletters will be emailed to homeowners and will be available on our website. So if you haven't done so already, please update your email address through the website (www.pinecrestsub.com) so that you remain informed. If you wish to receive the newsletter through the mail, please notify the board in writing (*address in the footer of page 2*).

GOOD NEWS! – The association dues for Pinecrest Homeowners will **remain at \$110** again for this year! Due to some hard work by the board keeping a close eye on expenses, there will be no increase in the dues for this year. The **due date for association dues is March 31**. The date remains the same as in years past. The dues payment coupon will be mailed to each house very shortly as required by the covenant. I am sorry to say that we will have to be cracking down on those individuals who continue to give the same excuses year after year from “The check is in the mail” to “I never received the bill.” It takes far more time than it should to collect the yearly dues (that have not changed from \$110 since the subdivision started in 2000). Please refer to the Dues Collection Policy that will be included with the dues payment coupon. We are down to only one homeowner that has not paid their dues for the past several years and that home is currently for sale and has a lien on the property. If someone anticipates having a problem paying their dues on time, please contact the board before they are due, to avoid paying any additional legal fees involved in collecting the dues. Complete financial reports for Pinecrest will be available on our website and at the annual meeting.

BE AWARE - There were several acts of vandalism in and around our subdivision on Jan 21. On Dutch Elm, side view mirrors on 2 cars were broken. On American Elm, 2 mailboxes were smashed. And along Beacon Square, mailboxes and mirrors were broken. PLUS our sub experienced a few "lawn jobs" (one on the corner of Pin Oak and Black Oak). The sheriff's department was contacted about this damage. If you see or hear anything, notify the sheriff's department as well as the subdivision board. Please help prevent vandalism and damage by reporting any suspicious activity.

Also for the homeowners whose property backs up to any open area, please be aware that there was a coyote spotted at the north end of our subdivision. There was also a news report of a small dog that was killed by a coyote in Clinton Township. So please be aware and watch your small pets. Two of your neighbors are missing cats during the month of January. One is solid black short haired and the other is long haired, brown and black with a white belly and paws. Please contact the subdivision if you have any information regarding these missing cats.

SNOW REMOVAL - The board has awarded the snow plowing services to Kurts Lawn Service who will be maintaining our subdivision this season. If there are any problems or issues please contact them directly at (586) 949-5857. We are trying to keep the front entrance salted (so that everyone can safely pull out onto 22 mile) along with the major intersections and bus stops. Please remember to shovel your sidewalks. Maintaining sidewalks is a Macomb Township requirement of all homeowners and the township states you have 48 hrs to do so. If you notice someone not following the rules, please contact the **Township Code Enforcement Office at (586) 992-0710 ext 1** 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 etc.) The sidewalks are to be cleared for the safety of all neighbors. Also please be kind to your neighbors and remove any vehicles parked in the street so that the snow plows can properly clear the street. **Remember, do not blow your snow back into the street after it has been plowed** – This defeats the purpose of snow plowing our sub in the first place!

REMEMBER - ATV's, golf carts and snowmobiles are prohibited by law on the streets of our subdivision. It is especially dangerous for young children and teens to operate them on our streets as there are blind curves where a smaller vehicle cannot easily be seen.

SPRING SUBDIVISION GARAGE SALE - May 3rd, 4th, and 5th - 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. If you have never participated in a garage sale, Thursday is the busiest day. (Some people even begin on Wednesday.)

ANNUAL MEETING - If you have any ideas, suggestions or information you would like to see on the web newsletter, or discussed 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, though there is the subdivision phone number where a voicemail message can be left. **The Annual Meeting will be Wednesday April 11th at 7:30pm in the North Macomb Library Branch located at 24 Mile and Romeo Plank.**

HELP! - We are in need of volunteers for the Board! If you are interested, email us or come to the annual meeting. We usually meet only 8 or 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 the next board meeting is so you can come and check things out. If volunteers do not come forward, then Pinecrest will eventually end up being run by an outside management company, which most likely will result in a significant increase in dues to all homeowners. Please Help!

Sincerely,

Mark Eveningred
President of Pinecrest Subdivision
www.pinecrestsub.com
Also on facebook!