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# ASSOCIATION NAME HERE

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Volume 2014 Issue 1

January 2014



## Winter Conditions

The Board appreciates the continued cooperation by you, the residents, in moving all vehicles off the street during heavy snowfalls. This allows the snow plowing to be cleared more efficiently and quickly. The Board requires all vehicles to be moved off the street when snowfalls reach 4" and above. Be aware the drifting snow from the plow's blade can and will deposit snow into your driveway. This is unavoidable.

Vehicles left in the street require the plow truck to weave around thus causing unplowed sections of the street. This creates dangerous conditions and an eyesore once said vehicles drive away.

**Michigan law prohibits depositing snow on or across any road or highway, as this creates a traffic hazard.** In addition, deposited snow must not block motorists' vision--in other words, piled so high on a corner that drivers cannot see oncoming traffic. This law applies both to snow plow operators and property owners clearing their driveways and walkways.

Below are the board's specifications used during the quoting and contract process for clearing of the snow in (Association):

### 1. Snow Removal

- a. All snowfalls over 2" shall be plowed curb to curb. Snow is to be plowed within 4 hours from 2" level of accumulation.
- b. Additional plowings are required for each additional 4" of accumulation.
- c. Mailboxes, sidewalk corners, and driveways shall not be plowed in. Mail delivery will be halted if truck cannot drive up to each individual box. We understand that drifting snow from blade may cause some driveways to become blocked. Please use every effort possible to keep driveways clear.
- d. Cul-de-sacs are to be plowed and evened out at end of court so as not to block any driveways.

### 2. Salting

Salt is to be applied for 2" of snow accumulation or **less** when salt is called for freezing rain and when temps stay below freezing after snowfalls. Salting areas are:

1. Entrances - Deerfield Park and Shenandoah
2. Intersections - 15 intersections total

## 2013 Year End Summary

Business Expenses	\$11,767.32
Finance and Legal	\$2,680.78
Flowers	\$1,311.84
Grounds Maintenance	\$16,107.63
Lawn Maintenance	\$5,570.50
Reserve Deposits	\$3,000.00
Utilities	<u>\$3,801.68</u>
Total	<b>\$41,419.75</b>

Annual Dues Collected	\$33,667.97
Cash Carry Forward	\$3,888.00
Late Fees Collected	\$634.50
Interest Collected	\$49.59
Overdue & Legal Collected	<u>\$6,518.03</u>
Total	<b>\$44,758.09</b>

As of January 1, 2014:

Operating Fund:	\$28,732.93
Money Market:	\$14,127.34
Arrearages (as of 12/31/13):	\$7,157.30

A full copy of the 2013 report along with the 2014 budget will be sent with the Annual Meeting notice in April.

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A resolution regarding collection of assessments was adopted by the Board on June 3, 2013. It describes how overdue accounts are handled. A copy was sent out to each resident last June. Please ensure that you've included it in your governing documents for the sub. A full digital copy can be requested via email (Bylaws, CCR'S, Amendments, and Resolutions).

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## Reminders...

- ❖ 2014 Annual Dues of \$192.50 are due on February 1, 2014. All payments received after February 28, 2014 will incur a \$35.25 finance charge.
- ❖ The 2014 Annual Meeting is tentatively scheduled for Monday, May 5, 2014 at 6:30pm. A notice regarding the Annual Meeting will be sent out in April with the confirmed date, time & location. It will include a resume, nomination, and proxy forms. Attendance is encouraged.

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## A message from Salisbury's Systems & Solutions...

SSAS would like to thank (Association), its homeowners, the board of directors, and vendors with whom we work with; now and in the past. As of January 1, 2014 Salisbury's Systems & Solutions reached a business milestone...its 10 year Anniversary. All throughout 2014 on the 10<sup>th</sup> of each month SSAS will be showing off our thanks.

Visit the SSAS company facebook page to see how we show our appreciation for your business throughout the past decade. Here's a little preview of what's to come; spotlights, contests, and a party in October.

[www.facebook.com/ssas2004](http://www.facebook.com/ssas2004)

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### 2013/2014 BOARD OF DIRECTORS

*Board positions are voted and decided upon by the Board*

(Name) –President  
(email address)

(Name) – Vice President  
(email address)

(Name) –Treasurer  
(email address)

(Name) –Secretary  
(email address)

(Name) –At Large  
(email address)

### MANAGEMENT COMPANY

Salisbury's Systems & Solutions (SSAS)

PO BOX 65

Mt. Clemens,, MI 48046

(Office) 586-948-1447

(Fax) 866-929-1098

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## Board Members Wanted

The Board of Directors is an important part of the Association and it is often overlooked. There is a great need for residents to get involved and consider joining the board or volunteering.

Since your home is likely one of the largest items you have invested in, you have a responsibility to yourself and your neighbors to get involved within the community.

Becoming involved, allows residents to look out for their interests, better understand why certain guidelines and rules are in place, and hopefully allow them to maintain the value of their investment and improve the quality of life for all members of the Association.

Just like those individuals who do not vote in political elections, should you be able to complain if you are not willing to attend meetings and/or volunteer on the board or HOA?

Did you know that out of 213 homes in the subdivision the average number of residents who attend a meeting are 10 or less. That's not even 10%.

- ❖ Do you think some rules should be changed or updated?
- ❖ Do you think the sub is run efficiently as is?
- ❖ What happens if the board doesn't have 5 members? Or worse only 2 and can't run the sub?
- ❖ Want to start a neighborhood ice cream social or Easter egg hunt? How about a neighborhood watch or walking/running club?

If these questions made you think about the business side of (Association) and generate interest then you would make a great board member and/or volunteer. Interested yet? Have questions? Contact Dedra at 586-948-1447 or [ssas\\_2004@yahoo.com](mailto:ssas_2004@yahoo.com).

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