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January 2022 NEWSLETTER

Hello and here is hoping everyone is healthy and staying warm with our very cold winter weather. This letter will be sent out via email to all residents with an address on file. We are not sending a hard copy via USPS to not incur additional costs for the Association. We would like to encourage all residents to have an email address on file with PMI to receive the email “blasts” that go out with information. If you already have it on file, good for you! Please pass this info on to any neighbors that may not have it on file. The newsletter will be published after board meetings to allow for minutes to be approved from the prior month meeting.

Board meeting minutes may be accessed once approved and passed on our website and Condocafe but below are some of the highlights from the January meeting:

Highlights of January board meeting:

1. We have voted to pass the proposal from Landmark regarding the sewer easement on common grounds. They have made our community a very generous offer for rights to the sewer easement. This does not impact any private properties, only the common area along the stream. The items they have offered are as follows:
   1. To clean and repair the pond on the West side of the community and restore it to its original use and design, following the plans of when the property was built. This is being done with a very large savings to the community to solve an old problem.
   2. To install landscape screening around the pool area and along the embankment of the pool. This will be planted as screening and to help stabilize erosion in those areas.
   3. To add better drainage to the existing footpath behind the playground that connects to the West side. They will also be raising its height and repaving it. Be aware that this path is in a flood area and will always have water in hard storms, but they are taking steps to mitigate some of the water issues on the path in routine rains. The drains they are adding underground will help push water away to the stream much more quickly so it can dry out faster.
   4. A donation of $10,000 to the community to be spent as needed on our planned improvements.
2. A vote was also passed to contract with a local company to have security cameras upgraded and more installed. Along with this system, we will be installing card readers at the doors to the basketball court, tennis court, pool, and clubhouse. This will better serve our community to allow only our residents access to our facilities. The monies from Landmark’s generous proposal will be put toward this a portion of this project for the safety and security of our community. There will be discussions on where the other monies will be generated from.
3. The board voted to contract with a local tree removal company to remove hazardous trees. They came out to assess the situation and submitted an estimate which was voted upon. They want to address the tree situation asap to prevent damage. There will be a small group walking the property to mark the hazardous and dead trees that need removal. This project is also slated to start as weather and their schedule allows. If you see the tree company working do not approach as they have guidelines to follow in a predetermined amount of time, thank you.
4. Trash can fines came under review and a moratorium has been placed on fines for MIDDLE units only, those with no access to the rear of their properties. They are looking at decorative structures for hiding the cans in the front due to those that have end units that have fenced off all access. This does **not include NOT bringing your cans in from the curb**, or end units that have access to the back of their houses. A big thank you to the three families that came to the meeting to discuss and help resolve the issues. They came with concerns, but also with ideas and everyone brainstormed together to help solve this problem. Kudos to them for their attendance and back and forth discussions!!
5. Keep in mind that any future fence installments/replacements must allow access for all units in their block. This includes a side easement and a rear easement for access.

**WELCOME TO NEW BOARD MEMBERS:**

The board voted and passed nominations of Dan Wyrick and Ed Belskey to the board. They had submitted their names for consideration, were then nominated and installed. Thanks to these two gentlemen for their service and deciding to be part of the solutions and help for our community.

**BYLAWS REVIEW MEETINGS**

Laurence Wachs has volunteered to chair and coordinate meetings and discussions to update and possible change some bylaws of the community. They are antiquated and need to reflect the community as it is now, not from the 80s. If you have ever shown up at a meeting to complain or posted a complaint on any social media, then now is your time to be officially heard and help with this project. Be part of the solution for our community and have your voice heard. Meetings are scheduled for 2/7 and 2/23 at 7 PM at the clubhouse. If we want these changes, they must be also voted on by the community so watch for more news regarding the changes.

**BYLAWS ENFORCEMENT:**

Recently there have been several emails sent to PMI and also social media postings regarding our rules and regulations. When you bought your property, you had to sign for the rules, bylaws, and covenants of the community. So please let’s follow them as written for now. We are working on some changes as stated in this newsletter. Also should you be selling your property, make your buyers aware of these documents to review before living in this community as a courtesy to them. There will then be no surprises to anyone.

**Calendar of events:**

Regular board meeting on 2/16/2021 at 7 PM. Residents are encouraged to attend with any concerns during the open part of the meeting. Please bring concerns to the board so that they may be heard officially. Casual conversations do not always make it to the agenda and not always clearly, and we want all concerns to be addressed.

**Concerns:**

1. The board has received an email about parking in the development. Recently there was an emergency and neighbors had to be asked to move their cars. Unfortunately, when the development was planned for the West side, there was little extra parking allowed for. We are a landlocked community so cannot be expanded for any parking lots which makes for a difficult situation. If possible, try to be considerate of neighbors’ spaces and street parking. Our roads are township roads, and your car may be ticketed by the police.
2. Remember to take trash cans in as soon as possible. Our bylaws require that they be removed within 24 hours after trash pickup. It is unfortunate to see cars and people coming and going at your address the day after trash pickup and ignoring the cans still sitting there. Also, for those neighbors that set all trash on the sidewalks in front of the end units, please be especially diligent about taking it in. For those end units, it is sad to have neighbors’ trash cans in front of their house every week for 3 and 4 days at a time. If you are not willing to take them in as soon as possible then please put them behind or beside your cars in front of YOUR units for trash pickup day.
3. Also a suggestion was made to put the numbers of your unit in very large print or stickers on your cans so that PMI will know **which unit is responsible** for not bringing in their cans and act appropriately with that homeowner.
4. Right now we have snowy icy weather. Our community has a contract with a snow removal company to plow parking lots and salt designated areas. The roads are township roads so are plowed by the township.
5. Please be aware of the icy patches around White Dogwood Drive mailboxes. Do not approach it from the icy side, but rather from the other side. We have a signed contract to repair and/or replace the sunken areas with new concrete. Due to the weather, it will be started when conditions permit. Just like any icy sidewalk, parking lot, your drive, your neighbors’ drive, etc, please use caution as ice does not always melt when temperatures are so low. Common sense and an abundance of caution will help prevent slips and falls along with hopes for warmer

weather!

Anyone with any news/items/concerns that they would like to be included in the next newsletter please send them to [devRDH@aol.com](mailto:devRDH@aol.com), with the subject line being newsletter and any contact info for yourself if you want to include that also, thank you!!