



Trails of Loon Lake Homeowners Association Summer 2004 Newsletter

Introduction

We are pleased to announce that the residents of The Trails of Loon Lake are now in full control of the Homeowner's Association. After much delay on the part of Singh Development, residents of the subdivision signed the legal documents in late January of this year. Since then, we have been organizing, obtaining all necessary documentation and information from Singh, and developing a plan of action for building the Association.

The current Board of Directors is:

Robert Jordan, President
1115 Parkview

Tom Gross, Secretary
1365 Pinecrest Court

Mike Lubin, Director
1427 Trailside

Patty Scully, Treasurer
1369 Pinecrest Court

Sam Amine, Director
1175 Trailside



Association Finances

Association Dues: The annual association dues are the only source of funding for the maintenance and upkeep of our subdivision. You should have received your billing for the 2003/2004 combined assessment in early June. The dues are payable upon receipt. At time of printing, we have received payment from 61 addresses. For those who have paid already, thank you. Timely payment of your dues allows us to pay the bills and keep things running in the common areas of the subdivision. For those who have not yet paid, please send a check

at your earliest convenience. Unpaid dues at the end of the year can result in a lien against your property (as has already been done for some homes from 2002) and interest will accrue on your unpaid balance.

Why Did We Get Billed for Two Years? Singh failed to bill the homeowners in 2003 for the annual dues. They had sufficient cash to continue paying the bills last year, but the association checking account was nearly empty when we took over responsibility in January. To allow us to meet all budgeted expenses, plus provide a small cushion for unexpected repairs we may encounter through this year, we opted for a nominal assessment for last year to be charged with this year's dues instead of assessing everyone a full two years' worth of dues.

Can the Dues be Reduced? An expected budget was sent along with the assessment billing. As you could see from the budget, we are really only covering the most essential costs associated with the subdivision at our current assessment rate.



Call for Volunteers

Interested in helping the association out? Ideas on things the association can do? Please let the board of directors know if you are interested. As we start getting more established we'll have the need for more hands to help organize and coordinate efforts in the sub.



Neighborhood Directory

Included with this letter is a short form for you to fill out. We would like to put together a neighborhood directory, with a map, so that we all can get to know each other. Please fill out the form with as much information as you are comfortable with and return it to us as soon as possible. If you would prefer not to participate in the directory, please return the form with your lot number/address and checking off the "Do Not Include" box. No other information is required, but this will allow us to track to ensure everyone that

wants to participate is included. E-mail addresses are particularly desired as this can be a quick and easy way for us to communicate with you.

On a side note, there is currently only one house left, at the corner of Lakeside and Trailside, that is still owned by Singh Homes. We all appreciate that fact that Singh decided to landscape this lot. In a way, we can say that the subdivision is semi-officially done now, which is a long time coming for those of us who have been here since very early on.

Also, it is sad to see that so many homes are up for sale already. We wish everyone well wherever they end up!



Web Site & Email Address

The homeowners' board has a central email account. You can use this email address to leave ideas, suggestions, complaints, or to request a meeting with any of the directors. The email address is : TOLLHOA@hotmail.com Please try to include your name/address/lot number with each correspondence.

Interest has been expressed in development of a Web site for the subdivision. Please let us know if you have ideas about what you would like to see on the web site or if you have the time and talent to develop the site for us!

Architectural Reviews

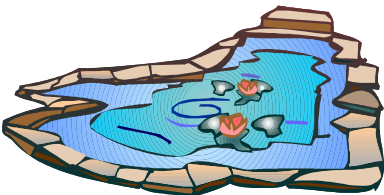
Just a reminder that, per the subdivision covenants, any major work on your home or property requires approval by the Association Architectural Review Board. This includes decks, exterior renovations, major landscaping projects, etc. There has been some confusion on the part of the City with regards to this. Some individuals have been sent to us and some have been sent to Singh. Unfortunately, someone at Singh has carried out the reviews on a couple of occasions, thus perpetuating the error. The procedure should be this: The City will provide you with a form that must be signed by the Review Board. Without the form, the City should/will not review your plans. You should then bring the form and a full set of project plans to the Review Board. The form, which only certifies that the Review Board received a set of project plans, will be signed and given back to you to return to the City. At this point, both the City and the

Review Board will review the plans. No work should begin on your project until you have both a building permit and Review Board approval letter. Robert Jordan is currently the contact for the Review Board.

Maintenance Issues

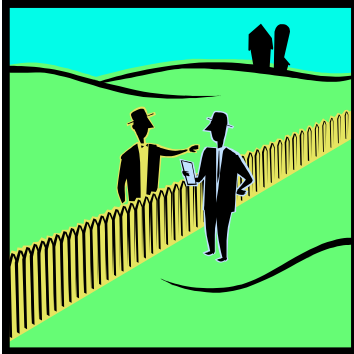


Landscaping: Most of you have noticed that the landscape maintenance did not get off to a roaring start this year. This was due to a miscommunication between the association and Singh. We thought that they had executed the contract at the beginning of the year. Unfortunately, they had not. Once we realized this, we immediately contacted the maintenance company to get them on board. At that time, they were less than accommodating despite the fact that we pay them around \$20,000 per year. As you can see, they have failed to do most of the spring cleanup, flower planting, mulch replacement, tree trimming, etc. We have had some people volunteer to do some of these tasks, however, since it is already August, we decided we would just let things go as they stand this year. We will be bidding out the landscape maintenance for next year. Please let us know if there are reputable companies you would like us to solicit a bid from.



Fountain & Lighting: The fountain and some of the entry lighting are not currently working. This is due to the fact that the original installation of these items was very shoddy. Most of the components are corroded and damaged to the point that they need to be replaced. The fountain parts and controls have been on order for some time and we are still awaiting their arrival. We are still assessing the extent of the damage to the entrance lighting and what will be needed to correct it.

We were very pleased to find out that Singh has agreed, in principal, to “help” with these repairs. All of the details have not been worked out as to what the “help” entails but it is encouraging that they are receptive to our request.



Good Neighbor Issues

The Board of Directors is also here to help facilitate complaints and issues within the subdivision. Please remember though, that serving on the board is a volunteer activity. While we enjoy meeting and talking to our neighbors, please try not to simply show up on our doorsteps or call us at all hours to register your complaints. Our preference would be to have your concerns sent to us in writing (use the email account!) so we have better documentation of the issues within our community.

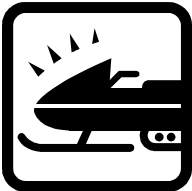
The following concerns have been brought up by subdivision residents. Since there have been multiple complaints under each category, we thought we would address them prior to our meeting. If you are guilty, please take efforts to make the corrections to comply with the terms of our subdivision covenants, City ordinances, and general consideration for your neighbors.



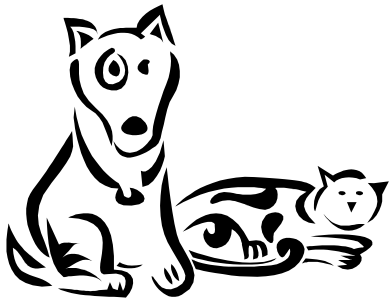
Property Maintenance : There have been multiple complaints about lots not being properly maintained. Please keep your lawn mowed and weeds under control. Lots that are not being properly maintained detract from the overall appearance of our subdivision. Residents who fail to meet this obligation will be personally notified.



Vehicle Storage: Please remember that long term storage of RVs, boats, and unused vehicles, as well as commercial vehicles, is prohibited by the subdivision covenants. Please be considerate of your neighbors.



Off Road Vehicles: Use of off road vehicles, snowmobiles, etc. in the subdivision is not only against the covenants, but also against City ordinance. With the number of small children in the neighborhood, it is also very dangerous.



Pets: Per subdivision covenants and City ordinance, all pets must be kept on a leash when outdoors. There have been several biting incidents as well as people's pets defecating in other people's yards. Also, some people that walk their dogs are allowing them to urinate on other's lawn and defecate in the common areas and the cul-de-sac islands. This is highly inconsiderate and needs to stop. Most of us are pet lovers and owners, but unless you are walking your pet on a leash, their proper place is confined to your yard in manner that does not negatively affect your neighbors.

Other Resident Concerns



Vandalism: We have had reports of vandalism in the neighborhood. Water around the Crestview (Potter) entrance and include broken windows from vehicles. It is possible that these have been crimes of opportunity. These homes are right on Potter Road, however, we would like to know if other areas of the sub are also experiencing the problem. If anything happens to you (or has happened recently), make a Police report and please advise the board so we can keep tabs on the occurrences.

Sergeant Yan of the Wixom P.D. is the officer assigned to our subdivision. If you have any problems or issues, he will be the one to contact. Sergeant Yan will

attend our association meetings if he is available, to answer questions, discuss issues, etc.

Gun Range: Most of you probably know that there has been a campaign by a few in the neighborhood against the Gun range. Please keep this in mind: The Range has a legal right to be there. It has been there for decades and will continue to be there. Everyone that had moved in here knew, or should have known, about it either from Singh or from research on the area. The more it gets around that there is a gun noise problem in the Trails of Loon Lake, the less all of our homes will be worth!

It has just come to our attention that a new petition is going around, although we have not seen it ourselves. We would appreciate if the individuals who are driving this would contact us to set up a meeting. This issue negatively affects all of us and we would like to discuss just exactly what you hope to accomplish with this continued effort.

Subdivision Meeting

Watch your mailboxes for a notice regarding the date, time and place of our first subdivision meeting.

ENJOY THE REST OF YOUR SUMMER!