

Cherokee Hills Condominium Association

2021 Annual Newsletter

ASSOCIATION INFORMATION

While we were unable to hold an Annual Meeting in 2020 due to the COVID restrictions, we will determine whether we are able to have a gathering in 2021 and will announce the date and time by mail and on the website when we are able. At this meeting an election of officers may be held if resident participation allows. All information regarding the association can be found on the website at www.cherokeehillswaterford.com. If there are any questions or concerns prior to the meeting or anytime throughout the year, the Board can always be contacted at cherokeehillswaterford@gmail.com.

ASSOCIATION DUES

Association dues pay for the operation and upkeep of our neighborhood. This includes lawn care and maintenance of the common areas including the retention pond, roadways, and sidewalks. Dues for the 2021 calendar year remain \$480 per unit. These charges may be paid in full by January 31st (this is the simplest method to avoid forgetting future payments and incurring late fees) or quarterly (4 payments of \$120 due by January 31st, April 30th, July 31st, and October 31st). Please return the attached voucher with your payment by January 31st, 2021.

Dues not paid by January 31st, 2021 (or the respective quarterly due date) will incur a late fee of \$25 per month until the balance due (including late fees) is paid in full. Checks must be received by the due date; postmark dates are not valid. Any accounts delinquent in dues and fees after December 31st, 2021 will be sent to the association's attorney for a lien, collections and further legal action as necessary. Please note, all fees incurred in this process, including but not limited to all legal fees, shall be at the delinquent homeowner's expense.

AESTHETICS

The Bylaws state that any area of your yard should not be used for storage of any supplies, materials, personal property, or trash receptacles. These items should be stored in appropriate places such as inside the garage so that they are not visible from any common area of the association including neighbor's yards. Sidewalks, driveways, and parking areas shall not be obstructed, nor shall they be used for any purpose other than that for which they are reasonably and obviously intended. Bicycles, vehicles, basketball hoops, or any other impediments shall not obstruct these areas.

Residents are also required to maintain the landscaping of their yards. This includes mowing and weed control, maintenance of trees and shrubs as to not obstruct sidewalks, and proper disposal of yard waste. Grass clippings, leaves, or other yard waste may not be blown into the street. By maintaining the aesthetics of your home and yard you help to maintain the value of not only your home, but that of your neighbors and the neighborhood in general.

HOME RENOVATIONS

If you are planning to make alterations or improvements to the outside of your home, please submit a plan to the Board for review and approval before work begins. This includes adding or modifying structures (sheds, decks, etc.) to your property as well as major landscaping changes (trees, retaining walls, etc.). There is an *Architecture and Landscaping Change Request Form* on the website to simplify the approval process. Keep in mind some projects may require a permit from Waterford Township; please contact the Township if necessary. Any work that is started before receiving written approval from the Board may result in a fine and/or the need to be reversed at the homeowner's expense if the project violates the Bylaws. The purpose of this is to protect the Association in an effort to maintain the integrity and value of the neighborhood.

VIOLATIONS

The Board does not patrol the neighborhood looking for violations of the Bylaws. If anyone notices anything concerning, there is a Violation Reporting form available on the website which residents may fill out and email to the Board for review, or simply include the details of the violation in an email. The Board will investigate the matter and issue a notice to the resident in violation if necessary. This will serve as a warning to correct the issue with the opportunity to discuss the resolution. The Board will always work with residents to resolve issues, and this communication starts with the written notice.

SPEED LIMIT AND PARKING

The speed limit in the neighborhood is 25 MPH, as is the speed limit in the adjoining neighborhoods. Please respect this and always be watching for children playing outside.

Your vehicle(s) must be parked in your garage or in your driveway. If you must park in the road temporarily, please park in front of your own home. In addition, do not block sidewalks when parking in driveways or block mailboxes when parking in the street as the post office will not deliver to blocked mailboxes. RVs, boats, trailers, etc. are not to be stored outside of the units as stated in the Bylaws. To avoid violation penalties, please store such items inside garages or at an offsite location.

SNOW REMOVAL

Please remove vehicles from the road during snow storms. This will help the contractor to plow the roads more efficiently and completely. If vehicles are left in the road as the plow clears the neighborhood, the contractor will push snow around the vehicle, and neither the association nor the contractor is responsible for clearing any berm created in the roadway. The association purchases and places reflective markers to help identify the road edges for the snow plow. Please do not tamper with these and contact the Board if any are damaged. Lastly, do not blow snow from your driveway or sidewalk into the road, and if there is a fire hydrant in your yard, it is the homeowner's responsibility to keep it clear of snow and visible to emergency vehicles.

BUDGET

Below is the planned budget for 2021 with projected income and expenditures and is not intended to be a guarantee of spending or a comprehensive list of expenses. Any excess funds can be applied to the road replacement fund or used to pay for large unexpected expenses as they arise.

2021 Budget	
INCOME	
Association Dues (\$480 X 70 homes)	\$33,600.00
Other (Late Fees, Status Letters, Reimbursements, etc.)	N/A
TOTAL INCOME	\$33,600.00
EXPENSES	
Lawn Care (Mowing, Fertilizer, etc.)	\$2,800.00
Snow Plowing	\$3,500.00
Insurance/Licensing	\$1,300.00
Maintenance (Drains, Road Repair, Sidewalks, etc.)	\$8,500.00
Office and Administration	\$1000.00
Legal Fees*	\$1,500.00
Road Replacement Fund	\$15,000.00
TOTAL EXPENSES	\$33,600.00

* Legal fees for debt collections, liens, etc. are paid up front by the Association and reimbursed by the delinquent resident(s); not all expenses due back to the Association are reimbursed in the same calendar year.

Below is a voucher to detach and send in with your check or money order. Please make checks payable to *Cherokee Hills Condominium Association*. The first payment must be received by January 31st, 2021, post mark date is not valid. Failure to pay on time will result in the assessment of a \$25.00 late fee per month until the account is paid up to date.

Please DO NOT place unstamped envelopes in any mailboxes. It violates federal law, and the mail carriers will remove them which may result in late penalties. Any homeowner who leaves a check in a mailbox accepts the risk and potential penalties of such actions. Also, DO NOT expect Board members to be available to receive hand delivery of payments. Not being able to reach a Board member at home is not a valid excuse for late payments. If you have any questions whether your payment was received via USPS mail feel free to email the Board prior to the due date.



Cherokee Hills Condominium Association

Return this portion with your first payment

Dues Payment Voucher - 2021

Please select payment option and indicate amount paying:

\$ _____

Name and Address:

Payment Option:			
<input type="checkbox"/>	Annually	\$480.00	31-Jan
<input type="checkbox"/>	Quarterly	\$120.00	31-Jan/ 30-Apr/ 31-Jul/ 31-Oct

Mail Payments to:

CHEROKEE HILLS CONDOMINIUM ASSOCIATION
 2634 ONAGON TRAIL
 WATERFORD, MI 48328

Make checks or money orders payable to *Cherokee Hills Condominium Association*