

FALL 2019 - NOVEMBER

The Colony Connection

Northville Colony Estates III, IV & V
P.O Box 211
Northville, MI 48167-0211
Website: www.nce345.org



Fall Homeowners' Association Meeting

Tuesday, November 5, 2019 at 7:00 p.m. at the Northville Township Hall (SW Corner of Six Mile and Sheldon Roads)

- 1) Officers' reports
- 2) Reports from Committee Chairpersons
- 3) Election of Directors (only 4 nominations so far; need at least 1 more!)
- 4) Transaction of old business
- 5) Transaction of new business
 - a. Building and Use Restrictions Section 16 assessment for storm system maintenance
 - b. Vote on proposed By-laws change regarding late penalties
 - c. Approval of the annual budget

Storm Water Basin Update (top priority)

Goal: Returning to a mostly dry grassy plain; Northville Township indicates we are indeed grandfathered in.

Outlet structure: Outlet metal pipe replaced. Stone filter replaced. Area around outlet structure needs to be dredged. All this will lead to much dryer basin. Research solar powered pump.

West Inlet structure: Erosion pond armored with riprap. Grate clogs up with debris; needs to be cleaned often.

Sump lines: Discharge causing wet/boggy areas; homeowners responsible to connect to storm drain system or French drains recommended.

Removing plants: Cutting/mowing more and more of the basin as it dries out. Rack and remove clippings. Need to avoid forming ruts.

Etc.: Need to investigate reports of invasive plant species. Standing water leads to insects and odors – trash and debris removal performed often to avoid standing water.

Board Members for 2019

David Rabahy, President
Mike Garliauskas, Vice-President
Karen Bell, Communications
Robert Veres, Treasurer
John Palmer, Property & Assets

Feel free to email the Board with any concerns or suggestions at hoa@nce345.org, and a board member will respond promptly.

Volunteers

Pam Csatri, Islands & Grounds
Bob Tripi, Webmaster
Jason Stoops, Roads

Social Committee Volunteers

Kristan Burke, Clancy Horgan & Gwen Paradowski

In the Community

Please help welcome new neighbors in the community.

Help keep the subdivision clean.

Keep vehicle speeds down on our streets. The law is 25 mph.

Report suspicious behavior & activity to the Northville Township Police.

Volunteer to serve on HOA Board or head a committee.

Northville Colony Estates III-IV-V
2020 Assessment- Building & Use Assessment Section 16

Dear Homeowner,

What is New On January 1, 2020?

Beginning January 1, 2020, an annual assessment of \$20 per lot is being implemented by the Board of Directors in accordance with the association's Building & Use Restrictions Section 16 requirements.

This assessment is in addition to the annual Homeowners Association Dues of \$150. The total of \$170 will be due by February 15, 2020.

What is the Purpose of the New Annual Assessment?

Our subdivision infrastructure is 42 years old and aging.

In 2019, there was an emergency \$70 Special Assessment per lot for repairs of the storm drain basin and inlet repair. Additionally, there were an increased number of plugged storm drains requiring high-pressure jet cleaning. The cost per repair by increased by 2-3 times historical experience.

The new assessment will be dedicated entirely to **meet mandatory sub-division infrastructure obligations** for "Maintenance of Common Areas", as specified by Section 16 in the Building and Use Restrictions.

The \$20 per lot dedicated funding will be used for preventive maintenance and repairs. Unused 2020 amounts will be carried over for use in future years.

Building & Use Restrictions and Board of Director Responsibilities (Excerpts)

Per the Enforcement provision of Bylaw Article IV- Section 12, the Board of Directors is responsible for rigid enforcement of Building and Use restrictions. Section 16 outlines Association responsibilities for Assessment, Collection, Obligations, Maintenance and Failure to maintain Common Areas

5) The Association will be responsible for the control and maintenance (as hereinafter defined) of the common areas and storm water retention areas within the subdivision, as well as rear yard and footing drains, and shall succeed to all responsibilities of the Developer in matters of plan approval and enforcement of the covenants and restrictions.

6) The Board of Directors of the Association shall adopt an annual budget, which shall include an adequate allowance for the maintenance of the common areas, storm water retention areas and rear yard drains within the subdivision. The Board shall advise the owners of each lot of the amount of the required contribution from each lot owner which shall be necessary to defray the operating costs of the Association, including the cost of maintaining the common areas, storm water retention areas and rear yard drains. The required contribution shall be an assessment on each lot and lot owner.

Bylaw Change- Annual Dues and Special Assessment Late Penalty

What Is The Proposed Bylaw Change?

The current \$25 late fee will change to a late fee based on a percentage of the billed amount. The late fee penalty will increase with time. A hardship and extenuating circumstances payment plan is formally added.

What is the Current Penalty for Late Payment

- Current “Grace Period”: No Penalty if received within 14 days of due date.
- Current Late Penalty: \$25 if received after fourteen days of due date.
- Current late penalty is \$25 maximum regardless of how late payment is made

Why is the Bylaw Change Proposed and Who Will it Affect?

In 2019, there were multiple reminders via email, newsletter, letters, registered letters and personal visits reminding homeowners payments were coming due, late and really late. Payments over 30 days late significantly increased from prior years:

- 2017- One homeowner was 33 days late, One 91 days late.
- 2018- One homeowner was 53 days late
- 2019-Late payments at 31, 37, 42, 48, 59, 59, 74, 74, 85, 86, 110 and 147 days late.

The goals of the bylaw change include:

- Fairness issue to the 99% of homeowners who make timely payment
- Provide increased financial incentive for making on time payment
- To improve HOA financial collection timeliness
- Reduce the time spent by the volunteer treasurer/board members in follow up and collection efforts.
- Formally recognize payment plans for hardship and extenuating circumstances

NCE Membership Voting

A bylaw change vote to Article X—Dues will take place at the Northville Colony Estates Homeowners’ Association Meeting on November 5, 2019. If you are unable to cast your vote in person at the meeting, you may use the form on the reverse side, which allows another resident to vote on your behalf, as directed by you.

Completed Proxy forms may be given to a neighbor attending the meeting on November 5th. Make sure to name the person you are granting the proxy power to. That person must attend the meeting in order to cast your vote.

Or, if you prefer to have the President cast your vote, please write **PRESIDENT** on the first line below and drop your completed Proxy form at 41215 Knightsford or mail to: NCE 345 at P.O. Box 211 Northville, MI 48167.

There is one vote per lot on any given issue. Please contact a Board Member at the email address on the website (www.nce345.org) if you have any questions.

Proposed Bylaw Change (New language italicized and bolded)

Article X -- Dues

The dues for membership in the Association shall be assessed against Northville Colony Estates Subdivision Number 3, 4, and 5 owners at the rate of One Hundred Fifty (\$150.00) Dollars per year per lot. Dues shall be billed by January 15, and payable annually prior to February 15. Such dues shall constitute active membership for that year and shall be deemed the annual assessment as referred to in the Building and Use Restrictions.

Dues Payments received after March 1 **and special assessment payments received 14 days after the due date**, are considered late and a ~~\$25.00~~ penalty will be assessed. Such assessment will be part of the annual assessment as referred to in the Building and Use Restrictions.

The late penalty assessment will be as follows:

- ***Payment received 15-29 days after due date: 50% of billed amount***
- ***Payment received 30 days after due date: Equal to billed amount***
- ***Payment received 60 days after due date: Two times billed amount***
- ***Payment received 90 days after due date: Three times billed amount***
- ***Every 30 days after 90 days: one additional billed amount not to exceed ten times of the original billed amount.***

The Homeowner Association (HOA) may place a lien on the subject property for unpaid amounts and the owner will be responsible for all personal and Association costs (legal, court, etc.) incurred.

In cases of hardship or extenuating circumstances, the homeowner is responsible for contacting the Treasurer and/or President to work out a payment plan for the amount due including the penalty on the date of HOA contact. The penalty will not increase during the term of the payment plan providing on time payments are made.

Proxy

I grant _____ (name of the homeowner you give permission to vote your proxy) the power to cast my vote for the Article X bylaw change at the Northville Colony Estates Homeowners' Association Meeting to be held on November 5, 2019 at 7pm at the Northville Township Hall.

Homeowner Name (granting the Proxy) _____

Homeowner Signature _____

Lot # or address _____

Date _____