

Lincolnshire East Association
Annual Subdivision Meeting
May 25, 2022

Attendees:

Martin Stephens	Mark Price	Mari Howard	Jarralynn George
Doyle Cunningham	Lori Hayden	Gary Ledermann	Al Boswell
Jazmen Cunningham	Abby DuPree	Troy Johnson	
Sue Coscarelly	Richard Howard	Stennis George	

Welcome

The meeting was called to order at 7:13p by Martin Stephens.

Introductions

All board members and attendees introduced themselves.

Treasurer's Report - Gary Ledermann

The annual treasurer's report for the period ending 9/30/2021 was distributed to all in attendance. We had total income of \$22,677. We had total expenses of \$21,235.68. This reflected an increase of \$1441.32, bringing our cash balance to \$43,136.95.

Consideration was made for raising the dues for the HOA. This is revisited later in the meeting.

Current collections of HOA dues for 2022 are down, with 102 members (households) outstanding on their 2022 dues. There are 16 members with past dues exceeding \$200. The highest in arrears is \$785 due. The board has not pursued collections on these dues as the original Collections Committee that pursued arrears was disbanded due to the moving of the committee chair Sherri Gelman. If anyone is interested in volunteering to restart this committee, previous information will be made available to help get that committee restarted. We are still looking for a volunteer.

A proposal was made to increase the \$25 late fee for unpaid dues to \$35-50.

An attendee questioned how many times the members are reminded of the dues before the late fee is charged and how is it enforced. The original dues requests are mailed in Feb/Mar. A second notice is mailed to delinquent members in June requesting payment by July. A third notice is sent requesting payment by Sept 30. Then late fee is accessed. An attendee asked if people under hardship can get their fee waived. This is possible with a phone call to Gary. It has been done in the past or members have been given a late-fee free extension for extenuating circumstances.

The online payment option is still being developed on the website (www.leahoa.org). They would like to make sure that the system is 100% before they roll out that option. There will be a meeting before the rollout.

Landscaping - Mark Price and Sue Coscarelly

The goal of the landscape committee is to maintain a standard of appearance for the neighborhood entrances and islands.

Our mowing service this year is Skrabut's. We tried another cheaper lawn service in 2020 but they did not perform as expected, so we returned to Skrabut's. We are nearly always satisfied with their work. They have proven timely and are good with communications to the landscape committee. We are watching the weed care that was provided this summer and will revisit it with them if it is less than acceptable.

The price for Skrabut's will increase \$2500 for next year. This is one reason for the proposal to increase dues, as all areas of maintenance are seeing increases due to the pandemic and inflation.

The 11 Mile tearout was a challenge for Lincolnshire and Skrabut's, who mows the area. An attendee questioned if the natural privacy we originally had for the park will be restored. Marty has been working with Charmaine, who is responsible for replacing trees on city projects that occur in Farmington Hills. The 11 Mile project ran long, delaying the replacement of trees. Recently 8 trees were planted along the west side of the park bordering 11 Mile Rd. Their proximity to the electrical lines was in question. We were not consulted on this work or the types of trees they installed. It appears to be elms and cherry trees with some low bushes also added. Mark questioned who was responsible for cutting the grass in the new ditches installed by the city along 11 Mile Rd. Marty took note to ask the city if they cut that area.

Other neighborhood areas of landscape interest:

Entrances/Briarwyke: Mulch and weed prevention has been applied to these areas.

Wykeshire: the island needs to be assessed for the overgrown bushes and scrub trees. These were cleaned out last year but have reappeared again this year. Is there a more permanent solution?

Leestock: Last fall Mark and Sue removed the garden area that was too large and difficult to maintain without neighbor involvement. They spread a load of delivered soil to the area and seeded grass. The grass has done beautifully and the island is much improved.

DTE has come through the neighborhood on their extensive tree trimming. Some members are pleased with the work. Others are not pleased by the "hacking" they have done of their trees. Mark spoke with DTE who said their instruction is to remove any branches in the easement that are within 10 ft. of the wires.

The deer population in our neighborhood continues to cause damage to property. One attendee said her sensor floodlight scares deer off her property. Another attendee brought to light the deer are often out during the day. Mark informed us that the city is still having meetings with two other cities to discuss how to handle the deer population and progress in making decisions has been very slow. There is an online form that can be filled out to report damage the deer are having on your property. Members were encouraged to fill out this form so the city is aware of the expansive nature of the problem.

Park Committee - Marty Stephens (for Elana Avakian)

A request was made by a board member to enhance the playscape area with an area for toddlers. The first estimate for equipment and installation of a toddler area was \$37,000 and (being during the pandemic)

equipment was not readily available. Marty asked if there was a volunteer willing to take over this project, as the current chair is currently busy with a new baby and family life. The project would involve getting other quotes for equipment, creating a plan, and bringing it before the board for a vote. We are still looking for a volunteer.

Marty has found a person to remove the old sandbox and replace the area with sod, paint the swing set, and add woodchips to the current playscape area. An attendee requested that we consider rubber shreds as a safer alternative to woodchips. Previous investigation of this option proved it to be approximately 8x more expensive and not as environmentally friendly, but it also lasts "forever" which in the end may make it the best choice. Marty asked for an attendee to volunteer to look into this option and bring a plan to the board for a vote. We are still looking for a volunteer.

The path around the park needs to be resealed where it has cracked from the freeze/thaw cycles of Michigan. We would like to spend some money to add some additional trees to the park for shade and aesthetics. Marty asked for a volunteer to contact English Gardens or another local nursery for recommendations and quotes. Lori volunteered to look into a plan for additional trees.

Marty and other attendees brought for the issue of garbage in the park. There is frequently garbage left in the pavilion by users or found by the lawn service who finds it challenging to mow when there is garbage strewn on the grass. Attendees suggested trashcans, which the board has visited before. Challenges include getting someone to empty and replace the trash bag and dispose of the trash bag; gather other garbage that is strewn about the park; animals getting into open or unlocked trash bins. Another attendee suggested hiring a young teen to come and pick up the trash in the park once a week. It was voted upon and the result was to hire a neighborhood middle-schooler to come pick up and remove the park trash once a week for \$25. There has also been a recent rash of glass bottles being broken on the pathways and this needs to be cleaned up by someone to prevent injury, since the culprits are not cleaning up after themselves.

An attendee questioned if the pavilion can be reserved for personal functions. Currently Marty does not have a formal process for reserving the pavilion. When members call him, if the date has not yet been requested, Marty will grant permission for them to use the pavilion for their event and make note. If a second member calls Marty and requests the same date, he will inform them that the pavilion has been "reserved" already. There is currently no fee to reserve the pavilion and there is not a process to keep people who show up at the park and want to use a table from doing so. Marty asked the attendees if we wanted to develop a formal reservation system or keep it loose and simple. It was voted to keep it loose and simple.

It was suggested that a blog area on the website be created so people can request dates themselves. Marty is proficient in web design but since the integrity of blogs need to be maintained, Marty asked for a volunteer to develop and monitor a blog in this way. We are still looking for a volunteer.

An attendee asked if you can still park on 11 Mile for access to the park. Since there are no signs and there is room it was decided that parking there is likely allowed. A call to the city could confirm that. Deliveries to the park for the social events has been impacted by the changes to 11 Mile Rd. Our old entrance is no longer as easy as there is a ditch and a sidewalk to maneuver to get cars and trucks onto the park grounds for deliveries such as bouncy houses, pumpkins, food trucks, etc. This is complicated by the ongoing marshy area in

the park. An attendee questioned whether we can have the city replace the (informal) entrance we previously had. Marty made a note to call the city. It was suggested that the perhaps the path be widened to make it accessible to cars or trucks. There was concern voiced that this might bring other cars, especially non-members, into the pavilion area. It was suggested we could put a gate at the foot of the path where it connects to Kilreigh. Marty has been in touch with the city to add two speed bumps in the neighborhood, on Kilreigh and Skye Dr. Jazmen wondered if they can be added on other streets with speeding issues, such as the blind-spot bend on Wykeshire.

The new sign for the park entrance off Kilreigh Dr. has been approved by the board and is being ordered. An attendee brought attention to the sign off 11 Mile. We agreed it was in need of some improvement. Marty will look into this issue.

Treasury revisited - Gary Ledermann

Revisiting the treasurer's report, an attendee asked what is the cost for a lien on a property. The cost for the service Simplifile is \$5; the cost to file a lien with the county is \$30; the cost to release a lien is \$35. Thereby the total cost is \$70. The HOA currently has 7-8 members with delinquent dues over \$300. Do we file a lien on these? Again, we could reform the Collection Committee and bring Cindy back on board to assist in getting past dues paid. We are still looking for a volunteer(s).

Revisiting the dues, it was voted that the late fee for dues would increase from \$25 to \$30.

Again, should we have a special meeting to raise our HOA dues amount? In the past four years, our lawn service has gone from \$8700 to \$9000 to \$10,675(2022) to an estimated \$13,125 for 2023. In order to raise the dues, we would need to hold a special meeting to change the bylaws and inviting the whole neighborhood to participate. Our current dues are half the costs of Kimberley sub and Chatham Hills sub. While we have a surplus balance right now, with increased costs and projects like the toddler play area and new trees, we could see these funds diminish quickly.

The website for Lincolnshire East is **www.leahoa.org**

It is still evolving and could eventually include members listing trade skills, events, etc. The domain is paid up for 2 years. It was chosen for its length and ease to remember. It will need to be renewed in Feb. 2023.

The webmaster is Martin Stephens and you can send him messages through the webmaster link.

If anyone is interested in creating a committee for a sub-wide garage sale, there are signs available to advertise it to the members and then turned toward the public off of 11 Mile Rd. You could make a registry for participants on the website and a list of participants could be printed and made available to the public the day of the sale. Marty currently has the signs until the Ice Cream Social.

Marty asked for volunteers for the neighborhood social events. Al Boswell and Doyle Cunningham volunteered to help Patti and Steve with the Ice Cream Social.

Additional planned events include the Summer Picnic (Elana?) in August; Movie Night (Marty) in Sept.; Pumpkin Fest (Gary) in Oct. It was once suggested we hold a winter event by renting a room at the Costick, having it

catered, and making it a kind of meet-and-greet. Dates for these events need to be made and posted on the website.

We welcomed newcomer Abby DuPree to the meeting and neighborhood. She moved into Lincolnshire East last July.

Board Elections:

President - Martin Stephens

Vice-President - Troy Johnson

Treasurer - Gary Ledermann

Recording Secretary - Patti Warren

Trustees present: Mark Price, Sue Coscarelly, Al Boswell

Trustees not present: Steve Levett, Keith Davis.

THANK YOU ALL!

The meeting adjourned at 8:45p.

Submitted by Sue Coscarelly (substituting for Patti Warren) 3/26/2022