



# NEIGHBOR TO NEIGHBOR

---

Milford Heights Association Publication

March 1997

## PRESIDENT'S PEN



As Spring approaches, the home-selling season seems to "heat up" every year. If you decide to put your home on the market, the Association requires that prospective buyers complete a "homeowner's packet" prior to purchasing a home in Milford Heights. The packet includes important information for the new owner. It must be completed and returned to the Association before the board will sign off on any documents needed for closing. The packet includes:

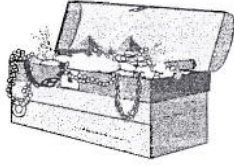
- "Welcome to the Neighborhood" Letter
- MHA Mission Statement
- Mortgage and Insurance Information Form
- By-Law Receipt Form
- Current Operating Budget
- Last Newsletter
- MHA Phone Directory

There have been concerns about the Mortgage and Insurance form. Included in the by-laws is the requirement that all Co-Owners provide information to the Association regarding their mortgage company, insurance carrier, type of policy, and additional insureds (see Article VIII, Section 1 and Article IV, Section 3). This information will be held in strict confidence and is only required to protect the interests of all Co-owners (for example, if a Co-owner is not properly insured, the responsibility may fall to the Association - all of us). We need everyone's cooperation to ensure that all future Milford Heights homeowners understand and agree to abide by our Association by-laws. This will help ensure there are no disputes in the future. Copies of the packet will be sent to the selling homeowner and their realtor. Please contact me when listing your home.

Although we have made some progress over the past year, work remains to be done on the common areas of Milford Heights. The detention ponds still need work, and there are a few items for completion at the front entrance. I want to assure all of you the board remains committed to doing everything that we can to assure prompt completion of the project by Tri-Mount. The Village continues to be very involved as well. We'll keep you updated on the status of this important issue. If you have questions or concerns, please let a Director know.

Meanwhile, the board is focusing their attention on the very important (but tedious) task of proposing by-law revisions to the Association (any changes must be approved by a vote of Association members). This is a great opportunity for all of us to have input into the rules by which we'll all be living for years to come. Please submit (in writing) any suggestions for revisions to any board member.

Finally (and once again), now that warm weather is on its way, we need to slow down on our streets! We've already had a child hit by a car (fortunately he is OK). Please don't wait for a tragedy to occur to slow the traffic down!



## TREASURE CHEST

As of March 1, 1997, Milford Heights Association has spent a total of \$36.40 per household in expenses directly relating to the subdivision. Please remember that MHA fiscal year began June 1, 1996 and will end on May 31, 1997. A breakdown of expenses for the last nine months is as follows:

• Bank Charges	\$ 16.00
• Copy Expenses	124.06
• Fertilizer	65.20
• Filing Fees	5.00
• Flowers Expense	57.43
• Bed Maintenance: Weeding	10.42
• Beautification Supplies	28.75
• Mowing Entrance	125.00
• Mowing park and berms	1,160.00
• Office Supplies	37.65
• Postage Expense	2.52
• Common Area Expense	1,169.20
• Utilities -Light at entrance	38.20
• Sprinkler Repair & Blowout	109.30

## HELP WANTED

The Secretary position is available. The current Secretary has been serving for two years. The Secretary's main responsibility is to take meeting notes and type the newsletter. If you are interested in this position, please let one of the Directors know.

The Treasurer's position is also available in April. The current Treasurer has served for two and a half years. If you are interested in this position, please contact one of the Directors.

## NEIGHBORHOOD WATCH

Many of the Milford Heights neighbors attended Sergeant Stakoe's Neighborhood Watch meeting held on September 23, 1996 at the Village Offices. A key point made at the meeting is that prevention is the key to safety.

Mary De Potter worked with Sergeant Stakoe to obtain the Neighborhood Watch signs posted on our streets. The Police Department believes these signs are an extremely effective deterrent to professional burglars.

**Sergeant Stakoe suggested that we always:**

Keep your doors and windows locked.

Use an automatic timer to have a light go on at dusk and off at approximately 11:00 p.m.

Keep neighbors informed if you will be away for an extended length of time.

## SOLD! SOLD! SOLD!

Please remember on June 12, 1996, a motion was passed regarding prepaid dues and the sale of a home. To summarize, the motion states that it is the responsibility of the seller/co-owner to collect dues from the buyer on a pro-rated basis when a home is in the process of being sold. MHA would be happy to assist in calculating the pro-rated dues amount.

## ANNUAL MEETING

The next Annual Meeting is set for April 8, 1997 at 7:00 p.m. The meeting will take place at Milford Nursery School, 525 Hickory Street, Milford, MI.



# NEIGHBOR TO NEIGHBOR

A Milford Heights Publication

Spring 1998

## PRESIDENT'S PEN

Spring has sprung!!!! Once again, remember that we continue to have zillions of kids running around our neighborhood - PLEASE DRIVE SLOWLY ON OUR STREETS. Let's make sure it doesn't take a tragedy to get all of our resident's attention. Parents, please talk to your teenage drivers.

There is a very important mailing attached to this newsletter. Please read, complete, and respond to the proxy attached on a timely basis. We have had extremely poor luck in attaining the necessary quorum at any of our open meetings, and this lack of a quorum is beginning to affect our ability to complete business as a board. Also, please don't consider this proxy as an alternative to open meeting attendance. We need to hear from you in order to be effective as your representatives. We need your voice and support.

On to the good news, we have now received payment from Tri-Mount for a number of issues related to our expenditures on their behalf (since the ownership turnover has still not been completed). See the Treasurer's Report for more information. Tri-Mount has agreed to pay for a light to illuminate our front entrance sign. We are now taking bids for this improvement. We are continuing to follow up on Tri-Mount's commitment to pay a \$1000.00 penalty for the failure to complete the subdivision punch list on a timely basis. Only one item on the list remains (establishment of grass on the hill behind the Mill Street detention pond - "Mill Street Blues"), so the turnover appears to be a certainty for 1998 - Stay tuned.

Finally, the board has been investigating using environmentally friendly chemicals in the detention ponds to keep algae down and generally improve their appearance. We are encouraging anyone who resides on a pond to form a committee to evaluate other appearance improvements. Remember, the appearance of these ponds effect all of our housing values. Sincerely, Jayne

## TREASURE CHEST

As of April 8, 1998, Milford Heights Association has spent a total of \$58.00 per household in expenses directly relating to the subdivision. The Board members have diligently been working to receive re-payment from Tri-Mount for deadlines missed and other expenses. The Board has been successful in receiving \$1,169.20 from Tri-Mount.

Currently lots 15 and 51 HAVE NOT paid their 1997/1998 Association dues. Action is being taken to collect these dues. starting in the 1998/1999 fiscal year, discounts may apply for early payment of dues, and late fees will be imposed for dues that are paid late. A breakdown of our expenses is as follows:

• Bank Charges	\$ 54.00
• Copy Expenses	87.00
• Painting Fences	94.00
• Common Area Mowing	3,200.00
• Signage	152.00
• Sprinkler Maintenance	100.00
• Association Insurance	806.00
• Electric	39.00
• Miscellaneous Supplies	26.00
• Postage Expense	<u>124.00</u>
	\$4,682.00

## OPEN MEETING

The next open meeting of the Milford Heights Association is scheduled for MONDAY, MAY 11 AT 7:30 in the evening. More details, including the location, will be provided in the near future.





## BOARD MEMBERS

The following Milford Heights Association members have volunteered to join our board:

Matt Villemure -- Matt has joined your board as an Interim Director. He has resided at 854 Mill Street since November, 1996 with his wife Tammy and three year old daughter Jonna. Matt works for Standard Products as a Program Manager. Tammy is a Systems Engineer for EDS. They report that they love it here, and are obviously working to make Milford Heights a better place to live for us all.

John Hawes -- John has joined the board as an Interim Director also. John and his wife Cheryl have one child and one on the way. John is an Account Executive with BI Performance Services, a corporate performance improvement agency. John and Cheryl built in Milford Heights nearly four years ago, after being transferred from Kalamazoo. In Kalamazoo John served two terms as part of his neighborhood condo association. John hopes to do his part for our neighborhood association and then let others take their turn working on the association board.

Steve Hartwig -- Steve has joined our board as an Interim Treasurer. Steve and his wife Cheryl have three daughters, Raquel, Erica, and Alexis. Steve and his family reside at 482 Dorchester Way. They have lived in Milford Heights since June of 1994. Steve works for Hellcor Puritan Bennett as an Account Manager.

Welcome to the board!

## JOHNSON'S GIRLS

Three of our residents recently competed in the Milford Police Department's 3 on 3 basketball tournament, and finished in 3rd place.

Congratulations to Jacky Koslovich, Jamie Roemer, Laura De Potter, and one Heritage Hill resident Deanna O'Hara. We are very proud of their representation of both Johnson Elementary and Milford Heights.

## FUTURE NEWS ITEMS

We'd like to expand the newsletter to include interesting tidbits about the residents of Milford Heights, such as the "Johnson's Girls", new babies, etc. Please submit suggested "MHA News" items for publication to any board member.

## BLOCK PARTY

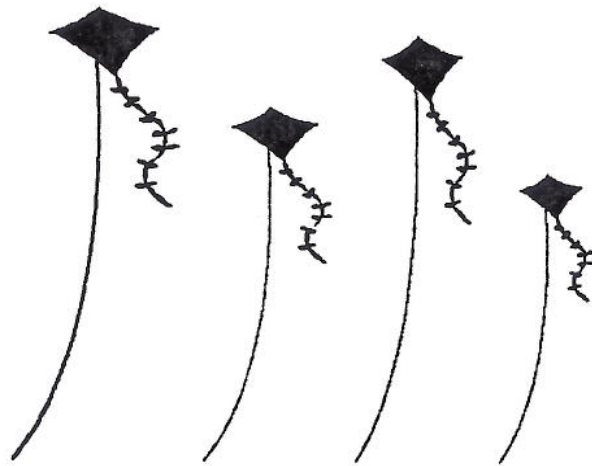
Volunteers are needed to coordinate what should be a really fun event for all residents. Please contact Jayne De Potter if you are interested in helping.

## CHRISTMAS PARTY

Our Christmas Party was a huge success. The music, food, decor and turnout were all fabulous, exceeding the expectations of all. The board would like to express our sincere, though belated, thanks to Bridget Kramer and Cheryl Hawes (chairpersons) and the entire committee; Kim Toth, Cathy Sommers, Barb Smith, Dawn Miller, and Jayne De Potter.

## SPRING/SUMMER GARAGE SALE

Anyone interested in organizing a neighborhood garage sale? It's a very easy project to take on, so if you're planning on having a garage sale - it can be more successful if you coordinate with your neighbors. If interested, please call Jayne at 685-1273.



at 7:30 MARY DEPOTTER  
345 DORCHESTER WAY