

MILFORD HEIGHTS ASSOCIATION

NEIGHBOR TO NEIGHBOR February 2002

MHA Board Members

President	Brett Barnes	676-9057
Vice president	Jamal Aboueljoud	676-9889
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Secretary	Gail Simon	684-7537
Board Member	Mark Ewald	684-0081
Board Member	Gwen Luczycki	684-8379

President's Pen

Dear Milford Heights Residents;

The Holidays have come and gone and it's back to the grindstone. The "Hot" issue is the Farmer Jack development that is planned for the field area behind many of our residents property. The Board members have met several times with the developer and things shaping up in regards to the Farmer Jacks proposal. The developer was receptive to many concerns that we expressed and have made several concessions and alterations to the plans. The results are outlined later in this paper. I would like to thank all the Board members for their commitment in resolving the issues with the developer and thank them for their time and efforts. I would also like to thank Dave Bluhme for attending the meetings and lending his expertise. On a side note...The Board has sent out several fliers and papers in regard to the pending issues of the development and have asked the residents to relay any concerns, other than what was outlined, to any one of the Board members. This would allow us to address any additional issues with the developer before they present their plans to the Planning Commission. None of our residents expressed any additional concerns. I will again be speaking on behalf of the Board and residents of our subdivision at the Planning Commission meeting. The only issues that I plan to address with the Commission are the issues that were brought to the Board's attention. I would encourage all that can, to

attend the Planning Commission Meeting set for 7:30pm on February 14th. If there are any concerns or interests in what it will actually look like, plans are available for review at the Clerks office.

Have a Great Winter!!

Sincerely,
Brett Barnes

The Development News

Ground breaking is planned for April/May!

- A wrought iron style fence has been added to run along the entire property line. The developer has agreed to put up an undetermined number of brick stanchions to uplift the appearance and stability of the fence.
- Several more light poles nearest our property lines have been lowered from thirty feet to twenty feet.
- HVAC screening that "wraps" all of the roof top compressors was proposed by the developer. This should limit the noise substantially.
- A planting of 6'-7' pine trees spaced twenty feet apart (on center), is planned to run the length of the fencing on the Southern side of the development.
- All dumpsters that have previously been planned to abut several properties have been removed due to a change in the development that includes a Wendys/Tim Horton Drive thru, instead of the small strip mall running East/West.
- A berm with trees is proposed to be made at the Easterly end of the property (near the detention pond), to help buffer the sound and lights from approaching trucks.
- A restricted time frame for truck deliveries, as well as hours of operation, was expressed and the

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developer will relay the request to Farmer Jacks. The truck delivery restriction looked promising. The hours of operation did not and a 24/7 operation looks imminent.

- To limit noise (late night) from employees parking on the South side of Farmer Jacks, the developer is favorably considering making the 12 spots on that side of Farmer Jacks a green belt, thus eliminating those parking spots. These parking spots are very close to the rear lot line of four residents.
- The entire stand alone building between Wendys and Farmer Jack, as well as the side of Farmer Jack and a portion of the rear of Farmer Jack, will be brick instead of cut cinderblock.
- Farmer Jacks dumpsters are self-contained and are interior not exterior, creating no foul odors.
- The traffic study is usually fairly complex and I am counting on the Commission and the Commissions advisors to address it thoroughly. This issue was not addressed with the developer and it is an "open" issue.

VOLUNTEERS AT WORK!

The Board and some volunteers accomplished the following over the last few months;

- The front entrance Christmas lights looked GREAT! A BIG thanks goes to Tess Varlese and Darlene Schaefer.
- 81 Copies of the actual/legal Bylaws that are on file with the Oakland County Clerks office have been made and were distributed door to door by all of the Board members. Now all residents are "on the same page" so to speak. There are still six residents that have not received their copy and we are in the process of distributing those.
- The entrance receptacle and light were again replaced.

LOOKING FORWARD

For the coming year, the Board has addressed some issues that are outlined below.

GRUBS BEWARE!

- Bids have been received and we plan on applying a grub control/fertilizer for the eight-acre hill area. The preliminary budget for this was approved at the annual meeting. Notices will be sent out in advance indicating the time of these applications. We will be asking that you please keep your children and pets off the hill during and after these applications (for several days). The first application will be in April 2002.

LIGHTS

- We are investigating moving/adding a light post to the main entrance on the South side to match the North side, and give us all a little more light!

PONDS

- We are researching the ponds, required depth, alternate treatments, need for dredging. The initial finding is that we don't think that dredging will ever be needed. The building inspector for Milford (Randy), has indicated that we shouldn't ever have to dredge the ponds unless a large amount of earth continually is carried into the pond. That is something he doesn't see happening. Several other contractors have conveyed the same. Nonetheless, more information is needed and the Board will readdress the need for a contingency fund for the pond dredging. A need to address the algae and growth will be commencing soon. If anyone is interested in assisting the Board in obtaining information/bids for this type of service, or has knowledge in the treatment of detention ponds, please call Brett Barnes.