

# MILFORD HEIGHTS ASSOCIATION

## NEIGHBOR TO NEIGHBOR July 2003

### *President's Pen*

Dear Milford Heights Residents;

The Annual Meeting has come and gone and I would like to thank all of those who attended and took part as well as those who returned their proxies. The budget was presented and the annual dues for 2003/2004 of \$125.45 was approved. The notice will be sent out shortly. Other information regarding the annual meeting is outlined in this paper.

I would like to again thank Steve Hartwig for his years of service as our Treasurer and also like to welcome Ellen GeorgeVich Reed as our new Treasurer. Three other Board member positions were up for re – election and were filled at the Annual meeting. Mark Ewald and Jamal Aboueljoud re – upped for another two years and I would like to welcome our newest member...Lori Ebaugh to the Board. We have held our first Board meeting as a new Board and have filled all of the Officer positions. I have been re – elected to serve as your President, Jamal has been re – elected to Vice President and Lori has been elected to serve as our Secretary.

I am still negotiating for our residents with the developer and have met with him and the Milford Building inspector several times. Both are in agreement with what remains to be done/changed to better our view and resolve our issues.

I would like to wish all of our residents a safe and sun soaked Summer!!!

Sincerely,

Brett Barnes

### MHA Board Members

President	Brett Barnes	(04)	676-9057
Vice president	Jamal Aboueljoud	(05)	676-9889
Treasurer	Ellen Georgevich Reed	(04)	684-6665
Secretary	Lori Ebaugh	(05)	
Board Member	Mark Ewald	(05)	684-0081

### Annual Meeting Notes

- 24 proxies, 13 attendees.
- Dues approved - \$125.45
- Usage of Hill – No sledding allowed. To be pcs.ed.
- Mailboxes (metal works and wood) deemed common property and to be replaced as needed by the Association.
- Ponds, lawn service, sprinkler, fertilizer update.
- Compliance with Bylaws – Attached B-Ball hoop to be removed (resident has complied).
- Trees on hill to be planted. (Amy S./Doug R.)
- Block party/garage sale to be organized soon (Ellen).
- Election of Board members.

### DUES

The dues you pay are mandatory. We all legally own 1/81 of the common areas as outlined in your master deed including the 7-acre hill, two detention ponds, and the front entrance. The dues are used to pay;

- \$1200.00 premium for the legally required liability insurance
- Lawn service which accounts for over a third of the collections.
- Water, flowers, grub control, fertilizer, and electric bills for the front entrance.
- Mailings and meetings expense.
- Other misc. expenses.

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**GOOD NEWS!**

All residents... with one exception (one year in the rear)... are current with their dues! We are in the process of collections. Thank you!!!

**Development News**

- The developer has agreed to power wash abutting residential homes (those who request it).
- Additional HVAC screening will be installed
- Diffusers/shields will be added to the wall lights.
- Possible lowering of five parking lot lights.

**PONDS**

Some facts found out... we cannot and you should not...

- Apply any type of insecticide or pesticide near any type of pond. The runoff can kill beneficial organisms and animal life that are needed for a healthy pond.
- Apply any type of fertilizer near any pond. The fertilizer runoff creates extreme algae growth.
- Pond assessment (basic). It was found that the large pond has 10"-21" of very loose silt that is resting on the bottom depending on the location (as it should). At the deepest part there was 52" of water and 20" of silt.

**Garage sale**

We will be having our annual subdivision garage sale in the very near future and is being organized by Ellen Reed. More information will be coming soon.

**The Bylaws state that...**

Any modifications made to your unit (house and property) must have the approval of the MHA Board. While we do not require you to obtain approval for minor details such as landscaping and the like, we do require that any modifications such as pools, fencing, driveway expansions, additions have the appropriate approvals. No requests were submitted for the 2003 fiscal year. Some standing rules have been adopted and are in force. These come from the majority of residents of which the Board received from their direction. A brief review:

- Cyclone fencing is not allowed.
- Privacy fencing is not allowed.
- Sheds of any type are not allowed.

Gazebos, decking, driveway expansions, pools, and the like are looked upon favorably. Please submit any plans you might have to any one of the Board members and we will address your request promptly. Thanks for your cooperation.

**A Friendly Reminder...**

This is the season where children are at play and outdoors. Concerned residents remind all drivers to

**SLOW DOWN!**