



Trotters Pointe

Homeowners Association
P.O. Box 71
South Lyon, MI 48178
www.trotterspointe.net

December 1, 2023

Greetings Neighbors,

As 2023 comes to a close, I wanted to reach out to everyone on behalf of the Board of Directors with some important information and reminders

The Board has approved the 2024 operating budget which is attached for your review per Bylaws Article II, Section 2(a). Although there has been substantial increases in costs over the years, after long hours of extensive analysis & discussion to keep the assessment as reasonable as possible while meeting our obligations to maintaining the subdivision, the Board made the decision to keep assessments to \$300. Our subdivision has aged substantially since it was originally built starting 28 years ago and will eventually be in need of significant repairs, upgrades & improvements to remain a first class subdivision as required by the Bylaws Article VI, Section 1. The HOA had to demolish the dilapidated gazebo on Saddle Drive back in 2012, and this year we've had to repair the park gazebo that was extensively vandalized.

For comparison, our neighbors at Saddle Creek pay an \$800/year assessment for each of their 252 units (we have 340 units). Although it's easy to say that SC pays more because of the swimming pool, the truth is the pool only accounts for \$25k out of their \$211k budget. To be able to make a better comparison, we'd need to account for trash collection (\$60k-they don't have city service), snow plowing (\$20k-they don't have city service) and higher grass mowing costs for a substantially larger commons area (\$32k).

To give everyone additional lead time, starting in 2024, assessments will be due the 2nd business day in January. The due date change will also allow HOA finances to align with the *fiscal year* which has always run from January 1st thru December 31st. The *late fee* past due policy will remain unchanged from previous years and will be charged for payments received after March 1st. *Late fees have also increased.* Please refer to the attached Annual Assessment statement for details.

We now offer online payments via Zego!!! https://payments.gozego.com/index_out.php?pm_id=96748043
Payments can also be made via Zelle send money!! trotterspointedues@gmail.com

Please note that the attached 2024 Annual Assessment form, along with HOA-related legal documents, are available on the Trotter's Pointe HOA website. We encourage all homeowners to register on the website for an account which will unlock additional webpages & functionality. We also encourage homeowners to join our *Trotters Pointe Homeowners Association Facebook group* where homeowners can connect with each other. Please observe the HOA's Facebook rules posted on the group page.

The Trotters Pointe HOA website is available at: <http://trotterspointe.net>

Additionally, homeowners are requested to always keep the HOA updated with their *current email address, phone # and mailing address* by emailing updates to our management agent *Dennis Nagy* at BRIDENmanagement@aol.com. All complaints, including Bylaws and Rules & Regulations violations, should also be directed to BRIDEN Management.

*** The Board can be contacted directly at trotterspointe@gmail.com (BRIDEN is auto copied on emails).

Also starting in 2024, the HOA has moved the **Annual Meeting** to the 3rd Tuesday in March to comply with Bylaws Article IX, Section 3:

Section 3. Annual Meetings. Annual meetings of members of the Association shall be held on the third Tuesday of March each succeeding year after the year in which the First Annual Meeting is held, at such time and place as shall be determined by the Board of Directors; provided, however, that the second annual meeting shall not be held sooner than 8 months after the date of the First Annual Meeting. At such meetings there shall be elected by ballot of the Co-owners a Board of Directors in accordance with the requirements of Article XI of these Bylaws. The Co-owners may also transact at annual meetings such other business of the Association as may properly come before them.

Finally, the HOA continues to receive many complaints throughout the year, but especially more so over the warmer summer months. Most of the complaints are regarding Bylaws and Rules & Regulations violations, while others are simply lack of courtesy & common sense.

Therefore in 2024, the HOA will be aggressively pursuing compliance and may refer repeat violations to legal counsel for further action.

*It's important to understand that we're all required to abide & adhere to the HOA Bylaws and Rules & Regulations. Not to mention the **Master Deed**, the Michigan Condominium Act, the Michigan Non-Profit Corporation Act, as well as with local city & county ordinances.*

The above documents can be found on the Trotters Pointe website by navigating to the *Documents > Regulations* page:

<http://trotterspointe.net/index.php/documents/49-regulations>

* Per Bylaws Article VI, Section 4, EXTERIOR ALTERATIONS MUST HAVE PRIOR BOARD APPROVAL *

NOTE: Window replacements & exterior color changes *must* also be approved by the Board prior to commencement of any work. The Board has received repeated complaints of these violations.

Please visit the Trotters Pointe webpage *About Trotters Pointe > Project Approval* for exterior modification requirements and to obtain the ACC **TPHA Exterior Alteration** form. Instructions are listed within the form.

Below are the **Trotters Pointe Top** violations (*not exhaustive or all inclusive*) and common sense suggestions that deserve everyone's attention and correction. Failure to rectify violations could result in individualized follow-up notices and finer.

- 1) **Project Approvals** – Replacing your windows? Roof? Shutters? Changing paint colors? Painting your siding or brick? You *must* obtain approval from the HOA beforehand.
 - **Reminder:** windows must have muntin bars (grids) on ALL sides of the house. Although prairie style windows include muntins, there are no prairie style homes in Trotters Pointe and therefore will not be approved. This is not optional and maintains the architecturally uniform & pleasing appearance for which Trotters Pointe is reputed. A violation can result in fines & litigation to install the correct windows. Bylaws Article VI, Section 2:
“The purpose of this Section is to assure the continued maintenance of the Condominium as a beautiful and harmonious residential development”
- 2) **Don't be a Poopy Neighbor** – it's unfortunate, but it seems a reminder is needed for some neighbors to clean up after their pets, *including that which falls in our own yards and commons*. The smell and impact on the lawn from disintegrating matter is enjoyed by no one.
 - **Pet Leashes & Roaming:** Pets must be leashed when being walked. Pets should not be left to continuously roam the neighborhood streets due to inadequate containment within yards. Many of us have seen the Facebook posts of dogs running loose.
- 3) **Trash Containers** – Trash bins (and recyclables) should be placed at the road no earlier than 6:00 pm / 18:00 the evening before our scheduled trash day (Monday). Please be considerate of neighbors and *do not regularly place bins at the street for everyone to view all weekend long*. Conversely, trash bins *must be returned on the same evening upon collection* to the inside of garages. Trash bins are never to be stored outside in driveways or anywhere along the exterior perimeter of homes. Repeated violations could result in hefty fines.
- 4) **Grass Lawns** – Note that city ordinance requires grass to be no higher than 8-inches. From a practical perspective, this means lawns should be mowed weekly. Failure to follow this requirement could result in HOA fines and repeated offenders could be referred to South Lyon code enforcement.
- 5) **Weeds-be-Gone** – pulling and picking weeds may be time consuming, but it costs nothing and if done early enough thereby keeping flower beds distinguishable from lawn and shrubs. Please take the time to pull, pluck, spray, mulch, lay barrier or otherwise prevent and react to these unsightly intruders. Excessive weeds could result in an HOA fine and violate SL city ordinance.
- 6) **Tree & Bush Trimming** – If porch steps, garage doors, sidewalks or other points of access are virtually unusable because of overgrown shrubs, it's time for a trim.

- **Boulevard Trees:** many neighbors walking the neighborhood are finding themselves ducking or dodging low hanging tree branches over sidewalks. Although trees between the sidewalk & curb are owned by the City of South Lyon, it is the responsibility of the homeowner to trim and maintain *boulevard trees, not the HOA*.
 - **Health & Safety Note:** Overgrown shrubs reduce sightlines and encourage crime while enabling wild critters to take up domicile too close for comfort to homes.
- 7) **House Siding** – Mold, Mildew, Algae or Mystery Goop? It may not be noticeable from the inside, but neighbors certainly see it outside. Many inexpensive solvents and solutions exist for the DIYers, for others, professional pressure washing is a reasonably priced solution.
 - 8) **Speeding** – Did you know that the Michigan residential neighborhood speed limit is 25 MPH? This is for everyone’s safety. Please direct speeding complaints along with the license plate to the South Lyon Police Department at (248) 437-1773.
 - 9) **Vehicles (Cars)** – Please **be a good neighbor** and make every effort to use the garage or driveway to park cars to reduce **overcrowding of vehicles in the streets**. Too many cars in the streets make the subdivision appear like that of an urban city center and are a safety hazard by creating blind spots for vehicles, pedestrians, and cyclists – and especially children. Please take the time to make an appropriate, usable space for vehicle(s) in the driveway or garage to minimize their time parked in the streets.
 - **Bylaws Reminder:** Vehicles displaying company logos, advertising, or other graphics and/or decals indicating commercial or business-use should not be parked in the street or driveways and must be parked in the garage. Infractions are subject to fines by the HOA.
 - 10) **Porch & Storage Units** – For the lucky homeowners with a front porch to take in the beauty of our neighborhood, please use it for what it is intended. Kindly remove lawn wagons, plastic toys, bird baths, feeders, dead flora and fauna, etc. and store them appropriately out of sight of neighbors and passers-by.
 - a. **Health & Safety Note:** Animal feeders and bird baths harbor bacteria and encourage many wild critters to take up domicile too close for comfort to homes. *Bird baths are permitted and welcome in gardens*.
 - b. **Firewood:** Firewood is never to be stored on front porches or stoops. Firewood should not be stacked directly on the ground, but should instead be kept in the rear of the house.
 - c. **Lawn Equipment:** Lawn mowers, wheelbarrows, trailers, etc. should not be “parked” or stored on the lawn or driveway (or porch) at any time following reasonable use.
 - 11) **Play Structures** – Trampolines, play houses and similar structures *must* be kept in the back yard and, as much as possible, should **not** be visible from the street or too close to property lines.
 - 12) **Rentals & Leases** – All rentals & leases contracts must be approved by the Board at least 10-days prior to contracting, Bylaws Article VI, Section 2(b)(1). *Short-Term* rentals, defined in the Bylaws as rentals less than 6 months, are **not** allowed, Bylaws Article VI, Section 2(a).
 - 13) **Air Conditioners** – Window air conditioning units are not permitted and must be removed.

The Board of Directors thanks you for your effort to be a good neighbor and practice good housekeeping to maintain our neighborhood’s reputation as the crown jewel of South Lyon. We thank you for continuing to bring forward your concerns (that helped drive the creation of this list) and invite you to bring forward concerns at the upcoming Annual Meeting of the Association. A formal invitation & details are forthcoming.

As always, please reach out to BRIDEN Management or the Board (see above) with any questions, comments, concerns, complaints, or clarifications regarding this letter, Bylaws, Rules and Regulations or any other Association related matter. Thank you in advance for your cooperation and allowing us the opportunity to better serve our subdivision.

Jim Hamade, President, TPHOA Board of Directors