



Arcadia Park Homeowners Association

Newsletter

Spring 2009

MESSAGE FROM THE BOARD

Arcadia Park Homeowners Association would like to welcome you to a safe, clean and enjoyable 2009. We would also like to welcome all the new residents to the subdivision and request them to contact us if they need any information or would like to volunteer for any of our social activities. Due to all the existing board members continuing on for 2009, we can aim for higher accomplishments this year. If you have any suggestions on improving our subdivision, please send an email to info@arcadiapark.org with your feedback. We hope to see you at the Easter Egg Hunt on Saturday, Apr 11 starting at noon at the corner of Arcadian Dr and Arcadian Ct. Annual Spring Cleanup will take place on May 9, starting at 10:00 a.m. Please look for new signs at the entrances, as well as website for updates and details.

The Architectural Control Committee (ACC) will monitor more closely with residents for non-compliance due to reasons such as excessive weeds, dead plants and unfinished landscaping. For those residents who are not in compliance within 30 days of written notification from ACC, the Board will retain a contractor and charge the resident to address the bylaw violation. We are doing our best to find solutions to improve the aesthetics and safety of the subdivision, and request everybody's cooperation. As a reminder, the next few weeks are a good time to plan for adding mulch or preen to control weeds.

ELECTRONIC BULLETINS

In consultation with residents and as a measure to save money, we have decided to use electronic mail as our primary communication. Possible uses include sending of invoices, important notifications, information and updates on social events and sending copies of quarterly newsletter for your record. Our goal is to finish collecting all the emails by mid-April. So far, we have the email information for only less than half of the residents. Please support our efforts to create a database of emails by sending a test message to the following address, and include your name, street address and you preferred email for the entire household. For any remaining residents, we will directly contact you for this information.

Send email to: **info@arcadiapark.org**

Sample information: john.doe@comcast.net [John Doe, 000 Bedlington Drive]

GENERAL BODY MEETING

Our annual General Body Meeting was held on Jan 22, 2009 at the City Hall auditorium. There were two main issues at this meeting, review of pond situation and feedback on snow removal service. On the pond issue, Jeff Lanier explained the issues with DEQ regarding the conservation easement restrictions on the main pond, wherein DEQ would only allow us to use and maintain the pond (e.g. chemical treatment, algae removal, fountain use etc.) if the conservation easement is modified. For this, another common area, such as the wooded area along the north edge of Arcadia Park, would be designated as a new conservation easement. APHA will move forward with retaining an environmental attorney and wetland consultant to assist us with assessing legal and pond easement options. Meanwhile, we will focus on additional improvements on the small pond and geese control with our surplus pond fund.

There was a high level of dissatisfaction with the snow removal services that APHA had contracted. For this issue alone, we also received numerous messages from the residents on our email system. Based on this, residents overwhelmingly requested we discontinue the snow removal contract and rely on city snow plow services. A member vote was taken at the meeting and the private snow removal company for 2009-2010 season will be cancelled.

An election was also scheduled during this annual meeting, and residents were encouraged to volunteer. Unfortunately, no new residents volunteered to hold an office position. Therefore the current APHA board and ACC members agreed to stay on for another year. We are pleased to note a higher number of volunteers to help coordinate the APHA activities. In budget discussion, there is no change in the annual fee this year, and additional money was allocated to social activities. It was explained to homeowners that the scope of tree removal in the prior year was only to cut down the trees that posed an immediate threat, and not for removal of the trees due to budgetary reasons. Finally, new and additional items for 2009 were identified as additional lighting at the entrance, resolution of mailbox and posts, better signage and addition of speed bumps.

NEWSPAPER DELIVERY STOPPAGE

Some residents have complained about newspapers being strewn around on the ramps. We request all residents to remove these in a timely manner. Additionally, if you wish to discontinue this service, you can call the Detroit Media Partnership at 1-800-395-3300 or online at www.mynewspaperservice.com.

SUMMARY OF 2008

- Extensive research on alternatives to remedy the algae problem in the big pond
- Introduced two new social events, Neighborhood Garage Sale and Block Party
- Continued traditions of spring cleanup, Easter and Halloween celebration, Holiday Lights
- Finished outstanding ACC work with regards to mailbox repairs and dead tree cutting
- Improvement of landscaping services and better appropriation of APHA expenses
- Implemented and recovered late fees for annual dues
- Better networking with other homeowner associations and the city of Rochester Hills

PROPOSED PLAN FOR 2009

- Plan for easement modification to improve the pond condition
- Engage consultants and lawyers to cover all legal options with Pulte
- Use persuasion and enforcement to ensure compliance with lot inspection reports
- Engage volunteers for support and new initiatives
- Inspect mailbox posts and determine the best way to get these fixed
- Improve landscaping, particularly for cul-de-sacs
- Eliminate snow-removal service and utilize the services of the city
- Obtain quotes for street lights at the east entrance(s) on John R Rd
- Collect email contact for each household and reduce paper usage

LOST & FOUND

A Digital Camera was found on Enchantment Drive. Please contact Randy Ferrara at 248-652-2005.

APHA Board

- President – Jeff Lanier
- Vice Presidents – Ryan Fogelberg and Ken Krajewski
- Treasurer – Stefanie George
- Secretary – Manish Vaishya

Spring 2009 Edition. Editorial suggestions or comments: manishvaishya@hotmail.com

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