



Arcadia Park Homeowners Association

Newsletter

Fall 2008

MESSAGE FROM THE BOARD

We trust all residents had a great summer and enjoyed the events organized by APHA. Much of our efforts this year were a continuation of the successful events and initiatives from previous years: Easter Egg Hunt, Neighborhood Spring Cleanup, Neighborhood Garage Sale, landscaping and website improvements. Rounding out the year, we hope you will enjoy the annual Halloween Parade starting at the main pond and a new improved holiday light display at our subdivision entrances. Oh yeah, and mark October 25th on your calendars for a tailgate block party on Windsong Drive! See Arcadia Park Events section for additional information.

This year APHA also commenced the excavation planning for the ponds – this has been our primary focus and much time and effort has been devoted to ensure the situation is improved. Know that we are working on it from multiple fronts and do appreciate your patience. Unfortunately, during permitting discussions with City and MDEQ personnel, we learned of the MDEQ Conservation Easement placed on the main pond along the south side of Enchantment. (The north smaller pond is not located within this easement.) The conservation easement prohibits any use of fountains, application of chemical treatments, and removal of algae and sediments. APHA members met with the MDEQ this year to discuss our situation and available options for improving the ponds. Based on our meeting, APHA is initiating a 12-month easement modification process to allow us to hopefully regain control of the main pond. Obtaining MDEQ approval for a conservation easement modification requires significant resources, and is not guaranteed. Unfortunately, it is our responsibility to prevent the ponds from becoming stagnant water that can potentially devalue our neighborhood. See Current Issues & Projects.

The silver lining in this pond situation is that the north smaller pond is not in this conservation easement and therefore contains no restrictions for improving. In addition, APHA continues to build a significant surplus of funds to improve the overall aesthetics of the ponds.

APHA also conducted general lot inspections in our neighborhood to look for obvious violations of the Bylaws. APHA followed this up with approximately 15 letters to select owners to address significant issues within 30 days. If the violations are not resolved, APHA has the right to access property and correct the issues (e.g. pull weeds, remove dead trees/debris, etc.), and bill the homeowners for the work required (e.g. pull weeds, remove dead trees/debris, etc.) as stipulated in the Bylaws. The most common violations we noted were:

- Excessive/tall weeds
- Dead trees/bushes
- Edging of sidewalks
- Multiple satellite dishes
- Debris piles and stockpiled firewood
- Unfinished landscaping and paver projects
- Trampolines and playscapes on common areas/wetlands

Most owners take pride in their property and have well-maintained homes and landscaping. By upholding all neighbors to the same standards, we will ultimately maximize our home values and improve the overall appearance. We are continuing to enforce the Bylaws and necessary corrective action.

As the winter approaches, we will be fine tuning our plans for snow removal service and improvements to our holiday light display at both John R entrances. We also plan to work diligently with homeowners this winter to ensure sidewalks are shoveled within 48 hours of a snow event, per City ordinance. We want to avoid another occurrence of a resident getting injured from a snow and ice covered sidewalk. If necessary, APHA will retain the snow removal contractor, at the owner's expense, to plow sidewalks that are neglected. Please be considerate this winter for residents and students that need to use sidewalks.

The annual meeting is tentatively planned for January 22, 2009. APHA will present an update on the pond situation and hold a vote for the easement modification. We will also be seeking volunteers for Board, ACC, and other roles. Whether or not you volunteer for a position, you can still improve our community by sharing your suggestions and concerns via our website email (info@arcadiapark.org).

CURRENT ISSUES & PROJECTS

Pond Situation: We are extremely disappointed and frustrated that the main pond can not be maintained without significant changes, time, and expense. The designation of the pond as a restricted easement and the related Agreement apparently were never shared with APHA at the time of the turnover of the sub. We are also extremely disappointed that Pulte installed pond fountains and sprinklers in violation of the Conservation Easement agreement initiated and signed by Pulte. To make matters more confusing, Pulte signed into a Storm water Maintenance Agreement with the City, which APHA is now required to satisfy, that requires maintenance of the ponds and removal of sediments, as needed. APHA is continuing to wade through this situation and find a delicate

balance between controlling our expenses and getting this fixed.

APHA members met with the MDEQ and discussed the degraded pond conditions (e.g. odor, algae, etc.), requested temporary alternative measures to improve the pond, and discussed the process to modify the easement boundary. The MDEQ understands our predicament; however, they can not allow us to modify the main pond in any way unless it is removed from the easement agreement. Removing the pond from the easement means we have to find new areas to designate as a conservation easement. The MDEQ suggested the wooded area north of Bedlington and Windsong. APHA notified the MDEQ of our potential interest to modify the easement and "start the clock" of the 12-month process. Engineers and wetland consultants would be needed for this process. It is important to know that the MDEQ's approval of an easement modification is not guaranteed.

We will present more information at the next APHA meeting regarding modifying the easement, improving the ponds, and the possibility of taking other legal recourse.

Geese: Controlling geese population around our pond will be a focal point next spring. APHA will request assistance from the State's geese relocation program.

Mailboxes Repair: We continued our work started in 2007 to replace the mailboxes that have peeling paint and rust. A total of 30 mailboxes were replaced along streets such as Enchantment, Enchantment Court, Blushing Court, and Bliss. If your mailbox needs replacement/repair please email the website to request contractor/cost information.

Dead Tree Removal: Several trees deemed hazardous were removed this year. Including some knocked down in a heavy storm. Homeowners should be aware that fallen trees from their property should not be dumped in common areas.

Annual Dues: We are still trying to collect annual dues from five homeowners. Interest fees have been added to their payment. If you have not yet paid your January dues please do so immediately to avoid increasing penalties.

ARCADIA PARK EVENTS & PHOTOS

Halloween Parade: We will continue our annual tradition of Halloween Parade on October 31st. The parade will begin on Enchantment Drive at the main pond. Please look for additional information on signs posted at sub entrances.

Windsong Tailgate Block Party: APHA plans to block off a section of Windsong Drive for our first subdivision tailgate block party tentatively scheduled for Oct 25th (yes, this is the day of UM-MSU game!). APHA will provide music, games, food, beverages, and a big screen TV. If you would like to volunteer resources or time for this event please email us via the website.

Neighborhood Spring Cleanup



Neighborhood Spring Cleanup 2008 - Results

Unscheduled Sighting:



Turtle stranded on Enchantment Drive was rescued by Jonathan and David Waung.

Family Garage Sale: Arcadia Park held the family garage sale on Jun 6th-8th. We hope that many residents enjoyed the event and were able to purge belongings and make some cash.

Easter Egg Hunt: Easter Egg Hunt was held on March 22nd off Arcadian Drive. Although we had a freezing Easter 2nd time in a row, kids were able to enjoy the day and hunt for eggs.



Easter Egg Hunt 2008



Easter Egg Hunt Participants

APHA Board

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

Fall 2008 Edition. Editorial suggestions or comments: manishvaishya@hotmail.com

APHA Contact Information: info@arcadiapark.org PO Box 80072, Rochester Hills, MI 48308