

This is your annual association newsletter. Please read it!

Mt. Vernon Estates Homeowners Association

www.mveha.org

June 2016 Newsletter

There is a lot of local news that may affect homeowners in Mt. Vernon Estates.

Subdivision Garage Sale – Will be held on Saturday, June 25th from 9:00am - 4:00pm. MVEHA will be advertising the sale in several publications and sites. It is always held on the Saturday after Father's Day!

Wattles Road – Most of you know that Wattles Road was resurfaced from Rochester Road to Adams Road last year. This year, the City of Troy plans to complete the job and resurface Wattles from Rochester Road to Dequindre Road. The work is planned to begin after July 4th and should be completed by Labor Day. This project involves milling some of the existing pavement, widening the road in a few areas, replacing some concrete curbs, and adding a new asphalt surface. It is likely that this project will result in increased traffic on subdivision roads.

Interstate 75 – Oakland County Executive Brooks Patterson recently announced the addition of a fourth lane and reconstruction of I-75 from Eight Mile Road to M-59 - - 17 miles. The three lanes from M-59 to the Genesee County line will be rebuilt. This gigantic project will be completed in phases with the first phase covering three miles between South Boulevard and Coolidge Highway through Bloomfield Township, Auburn Hills and Troy. The project involves replacing bridges and reconfiguring some interchanges. One newspaper indicated that the final phase will not be completed until 2030!! I-75 is reported to be Michigan's busiest freeway during rush hour. The Michigan Department of Transportation expects to begin work this summer.

Improving Home Prices - According to the MLS (Multi listing Service), the largest increase in home prices in all of Troy was 13 – 14% from 2013 to 2014. For 2014 – 2015 the increase was more moderate at 5 – 6%. The forecast for 2016 is an increase of 4 – 5%. Ron MacLennan from Century 21 Town and Country provided us this data on home prices. Ron is an "alumnus" of our subdivision and has been selling homes in Mt. Vernon since the 1980's. One of the key functions of your Mt. Vernon Estates Homeowners Association (MVEHA) is to keep our subdivision "looking good" in order to maintain good property values.

Another New Subdivision - The Troy Planning Commission approved plans for 28 detached condominiums to be built on a 10-acre site on the east side of John R and south of Wattles Road. The homes will be priced in the \$250,000 to \$500,000 range. The new subdivision would have an entrance to John R Road on the west and it would connect to Dexter Drive on the east side. According to the City, this will be the last subdivision allowed to clear-cut the trees on the property without replacing them. The developer plans to clear-cut 400 trees from the property. The developer submitted the site plan prior to the recent ordinance regarding removing and replacing trees.

Pinery Woods Update - The new subdivision east of Mt. Vernon Estates plans to build 25 single family homes that are priced in the mid - \$400,000 to mid - \$500,000 range. Initial construction has started on the first home which is expected to be complete by late September. The sales office for Pinery Woods is located in the new Hunters Park subdivision east of John R and north of 18 Mile Road.

Facebook Page - Mt. Vernon Estates is on Facebook. To join our page, please email Nicole Wilson at nwilson1001@gmail.com or Rebecca Anders at rebeccaanders4245@gmail.com. Events, activities, and additional subdivision information will be posted on this page! Thank you ladies for handling this.

Notes from the President- I have been the president of your neighborhood association for about eight years. I am very thankful for the opportunity to help ensure that our subdivision is well taken care of and to tend to the business that taking care of the common areas of 430 homes demands. Everyone on your board is a volunteer and serves because we care about our neighbors and our neighborhood. We always welcome those who care to assist us.

Have you ever driven into the sub and thought?

- “Those yellow tulips look great. They really complement our signs. Those signs look pretty good too.”
- “I am glad that someone cut the grass along Wattles”
- “Thank goodness someone picked up that scattered bag of trash along John R”

I have news for you, that was your association and your dues at work making your neighborhood look good and making you smile. It’s nice to take a little pride in the appearance of Mount Vernon Estates.

Maybe you have thought:

- “Man, those trees in the traffic islands are looking a little rough.”
- “I wish we didn’t have so many dandelions on the Wattles lawn.”
- “If our signs had lighting, it would be easier to see the entrances at night.”

If you have ever entertained those thoughts, we need your participation and your dues the most. We are only as strong as your participation and your dues. When you pay your dues and assist with the work in the common areas of our sub, you are actually protecting your own investment and instilling a little pride in yourself. When you work with your board as a team, life gets better for all of us!

One of the business functions that must be attended to each year is the collection of the dues and our dues are only \$25. I believe that our dues are the second lowest of any association in Troy and given that our dues are so reasonable, it seems almost unimaginable that anyone would not promptly pay them. We ask for them every year in our annual newsletter and the request is always on our website. To those who pay promptly, thank you.

I invite all to come to your annual meeting and if you would like to assist us with any of the responsibilities of your neighborhood association, we welcome your participation. If you have not paid your past dues, please do so immediately. Your board has been good stewards of your neighborhood association and have paid to maintain the common areas, purchase signage, insurance, special events, etc. As always, I welcome your participation in your association.

Involvement - I treasure the relationships that I have forged through our neighborhood association. Your board is one of the most decent and caring boards that I have ever served on. Please come to the annual meeting and please say hello to your neighbors. Please consider helping us help you. How about a social committee? Do you have any ideas? We welcome your involvement.

This is a good time to say hello to your neighbors and make a new friend. Let’s all watch out for each other and make good neighbors. It will make YOUR life better. How about carpooling the kids to school next fall? Would that make your life easier? Check out the Athens Red Hawk football games on Friday nights. Go Hawks!

Jim Laurain
MVEHA President

Subdivision Bylaws- Revisions- MVEHA is governed by a set of basic bylaws (as are all homeowners associations in Troy). The bylaws were established to limit our liability and establish basic appearance standards for the front of our homes, the perimeter properties, and the common areas such as the four entrances to the subdivision. Your Board has moved to update our bylaws to reflect current conditions in the subdivision. The revised bylaws are attached from your information and the following summarizes the proposed changes

- The Area Coordinator positions were eliminated; we have been unable to get volunteers for these positions for many years.
- The annual meeting was moved from June to the 3rd quarter to provide more flexibility.
- The fiscal year was changed from June 1st to June 30th.
- Other minor editorial changes.
- The \$25 annual dues were NOT increased (dues are due annually by June 30th).

Changes to the bylaws require the approval of the majority of homeowners who attend the annual meeting. All homeowners are encouraged to attend. Please take a few minutes and review our by-laws and they are always posted on our website (MVEHA.org).

If you are violating the by-laws or city codes in any way, please make the corrections yourself and save us all a lot of aggravation and hard feelings. Below is a link to some frequently asked code questions.

www.troymi.gov/FAQ/codeenforcement

Anyone in the sub can call the city code inspector. They will come, issue a warning, and if this issue is not resolved, a ticket. I have dealt with the code enforcers on several occasions, and I have found them to be very responsive, professional, and the city and the by-laws win every time.

More help wanted- Please inquire about open positions with me, Jim Laurain at info@mveha.org or (248) 835-1278. If you have a little time to chair a project, deliver a few newsletters, or have some special skills that you would like to share with us (like graphic design), please let me know. Please consider trying one project, as it usually only takes a few hours to do. Many thanks to our helpers Rebecca Anders and Steve Smitka (social activities), Dan Greig (website). Thank you all for your service!

President

Jim Laurain
248-835-1278

Vice President

Vacant

Treasurer & Secretary

Bonnie Daignault
248-689-2578

Web Master

Dan Greig
greig.dan@gmail.com

Landscape

Sierra Landscaping
586-566-5700

Bonnie Daugnault, Katy Costello
Dick Beuther, Kathy Bauhof

Garage Sale Chairperson

Barb Fellrath

Social Activities Chairperson

Rebecca Anders
rebeccaanders4245@gmail.com
Steve Smitka 248-885-4804

Facebook Page

Nicole Wilson nwilson1001@gmail.com
Rebecca Anders rebeccaanders4245@gmail.com

2016 Dues - We are providing you with an envelope for your dues again this year. It is a reminder to pay your dues like any other bill. The dues for 2016 are still only \$25 per house, per year. While most people pay their dues promptly, some procrastinate or would like to know more about what the dues are used for:

1. Insurance - Legally, we are required to insure the common areas (if you do not pay your dues, your home is potentially susceptible to lawsuits pertaining to the common areas).
2. Lawn mowing - We mow the grass around the perimeter of the subdivision, on the entrance islands, and around the retention pond.
3. Entrance landscaping - To help maintain property values, we take care of all of the landscaping at the entrances - - fertilizer, weed killer, tulip bulbs, mulch, etc.
4. Subdivision activities – Annual garage sale, 4th of July and Halloween parades.

A full accounting for all subdivision expenses and an annual budget will be presented at the annual subdivision meeting in September.

Please use the form at the end of the newsletter when submitting your dues. Your prompt cooperation and payment is greatly appreciated.

2016 Homeowners Association Meeting - This year our annual meeting will be held on Monday September 12th at the Troy Community Center located at 3179 Livernois. The meeting begins at 7:00 pm and usually lasts less than an hour. Please watch for the signs at the entrances to our subdivision, and I will update the website. If you have never been to a meeting, please consider attending. The meeting is informative and I will be as entertaining as I can!

The annual meeting agenda generally includes the following: 1) Treasurer's Report, 2) Landscaping Report, 3) New Business, 4) Revision of our by-laws, 5) Election of New Officers. Nominations for new officers are being accepted; please forward your nomination for all officer positions to info@mveha.org. Anyone interested in supporting MVEHA can contact any one of the officers.

Subdivision Social Activities - We know that it is very important for the development of our children that we create some good memories for them and that we invest in our neighbors. We host a few social events throughout the year such as the 4th of July bike parade and the Halloween parade. If any of you have any other suggestions and would like to chair an event, please contact Rebecca Anders. If approved, the association will cover all approved expenses, and your board will help you in any way that we can. Remember, these events don't have to be just for the kids. If you have an idea and would like to chair it, please get in touch with your board.

MVEHA 2016 Social Activities

Fourth of July Bike Parade – Again, we will have a fire truck show up, courtesy of the Troy Fire Department and your association. Thank you Steve Smitka for again stepping up and hosting the event again this year!

Halloween Parade - This year the Halloween costume parade will be held late in October. This has been a long-standing tradition in our sub, and it is great to see the kids dressed in their costumes. Please come and go for a walk around our subdivision with us. The kids also love to see the neighbors on their front lawns cheering them on. Doughnuts and cider will be provided afterwards. We will post more info on the website in late October.

Landscaping Report - Although the growing conditions at the entrances are not the best for shrubs trees and flowers, the weeds seem to thrive in these conditions. Removing weeds is one of the more important and time consuming tasks to keep the entrances looking good. I believe it is important to keep the entrances attractive, as it is a reflection of our subdivision and it helps to maintain property values. Lawn mowing continues to be done by Sierra Landscaping and thank goodness Dick Beuther continues to give us some guidance as needed.

Signage - We will be adding our website address to our entrance signs to help keep our website handy.

Our dues are very inexpensive. Please pay them promptly.

Mt. Vernon Estates Homeowners Association

Please remember to drive slowly and carefully in our subdivision!

There are many children, walkers, and bike riders here.

www.mveha.org MVEHA (A Michigan Non-Profit Corporation Since December 5, 1967)

M V E H A 2016 \$25 Dues Payment Slip (Please Print)

Last Name: _____ First Name: _____

Spouse's Name: _____

Street Address: _____ Telephone #: (_____) _____

Are you a new MVEHA Resident? Y ___ N ___

Email Address: _____ @ _____ . _____ (This e-mail address will be used for M.V.E.H.A. purpose only!)

Do you know that your association dues are an obligation of all homeowners in Mount Vernon Estates?

Please send your dues check to our treasurer, Bonnie Daignault at 4127 Washington Crescent.

Checks should be made out to MVEHA. Thank you.

Mt. Vernon Estates Homeowners Association Bylaws

Article I: Organization

The organization known as the Mt. Vernon Estates Homeowners Association (Association) is a non-profit, non-political organization.

Article II: Objectives

The objectives and purpose of the Association shall be as follows:

1. To protect and promote the welfare of the membership.
2. To advance the interests of the membership in person and of their property.
3. To maintain a wholesome, healthy, safe and attractive environment in the area.
4. To take preventative action on items detrimental to the membership and/or community.

Article III: Area

The geographical limitations covering the interests of this Association shall be that area in the City of Troy known as the Mt. Vernon Estates Subdivision.

Article IV: Membership

The membership of this Association shall consist of:

1. Homeowners and/or residents within the geographical boundaries as outlined in Article III who have paid their annual dues.
2. There shall be one vote per household.

Article V: Dues

The dues per household shall be \$**TBD** per year, payable in advance, on or before June 30th of each year.

Article VI: Officers

The officers of the Association shall consist of the following:

1. President
2. Vice President
3. Secretary
4. Treasurer
5. Immediate Past President

The Board shall consist of the five (5) officers. If the Immediate Past President does not maintain a residence in the subdivision the Board will operate with one less member.

The President, at the conclusion of his/her term of office, shall conduct an election of officers at the annual homeowners' association meeting to determine the officers of the association for the next year. The officers will be elected by receiving a majority of the votes of the Association members present at the meeting.

All officers will serve from the time of their election or appointment and they will continue until their successors are elected or appointed the following year.

The Association or Board may remove from office any officer whenever, in its judgment, the welfare of the Association requires such removal. A statement shall be filed with the President or Secretary indicating the intention to ask for removal. The statement shall be signed by two-thirds of the Board. It shall be read by the President or Secretary at a special meeting of the Board. A two-thirds vote of the Board will be required for immediate removal.

Article VII: Duties and Authority of Officers

President

1. Shall preside at all meetings of the Association.
2. Shall appoint all standing and special committees with approval of the Board, and shall be an ex-officio member of all such committees.
3. Shall call meetings of the Board and/or membership at such times as necessary.
4. Shall call special meetings of the Board and/or the membership at the written request of not less than three (3) members of the Board.
5. Shall carry out the will of the Board and the Association as expressed at their respective meetings and in general conduct the affairs of the Association in a manner consistent with the authority and responsibility pertaining to the office.

Vice-President

1. In the absence of the President, or in the event of an inability to act, the Vice-President shall discharge the duties of the President.

Secretary

1. The Secretary shall attend all meetings of the Board and Association and keep a true and accurate record of the proceedings.
2. Shall carry on all the correspondence of the Association as instructed by the Board, the President or Association.
3. Shall give notice of all meetings of the Board and/or the Association.
4. Shall keep a complete list of all members of the Association, and their addresses, telephone numbers, and/or e-mail addresses.

Mt. Vernon Estates Homeowners Association Bylaws

Treasurer

1. Shall account for all monies received and expended by or on behalf of the Association.
2. All expenditures shall be approved and checks issued signed by at least two (2) members of the Board.
3. No Board expenditures of the Association funds shall be made, or obligations incurred for any purpose or project unless the same be first approved by a majority vote of the Board. On leaving office, the Treasurer shall deliver to his/her successor all monies, books, papers, and other property belonging to the Association, which may then be in his/her possession or control. In the absence of or for want of such successor, all monies and materials shall be delivered to the Secretary.
4. In the absence or the inability of the Treasurer to act, the Board may authorize the President or any other one of the Officers of the Association to issue checks or perform such other duties of the Treasurer as may be necessary.
5. All monies of the Association shall be deposited in a bank approved by the Board in the name of the Association. The Treasurer's accounts shall be audited if deemed necessary by the Board. The auditor is to be selected by the Board.
6. The Treasurer shall prepare an Annual Report immediately after June 30th of each year and submit it to the Board and Association at the annual meeting. The report is to cover the fiscal year of the Association. The report is to be supported by proper records, bills, receipts, etc., and after being approved shall be read at the Annual Meeting.

Board

1. It shall be the duty of the Board to care for the property and interests of the Association and to determine policies for the conduct of its affairs. The Board shall have the power to raise and expend funds to promote the welfare of the Association and to employ and all lawful means it may deem proper and expedient.
2. The Board shall meet within the state of Michigan and meet as often and at such times and places as the Board may deem advisable; however, the Board must meet at least two (2) times a year.
3. The Board is authorized and empowered to fill any vacancy that may occur on the Board until the next election of the Association.
4. The Immediate Past President shall for one (1) year after expiration of his/her term of office as President serve as a member of the Board, provided that he/she maintains a residence in the subdivision. Otherwise, the board will function with one less member.
5. All Officers shall serve without compensation, but the Association or the Board may provide from Association funds for the reimbursement of any necessary incidental expenses as may be properly incurred by the Officers or committees in the transaction of Association business.
6. A majority of the Board, present in person, shall constitute a quorum at all called meetings of the Board, unless otherwise specified.
7. All Officers shall have equal voting rights, with the exception of the President whose vote shall be a tie-breaker.

Article VIII: Meeting of the Association

The Annual Meeting of the Association shall be held during third quarter (July, August, or September, as convenient for the Board) at such time and at such place within the State of Michigan as the Board shall determine. Reports of the various officers, and all committee chairpersons for the year just ended shall be submitted to the membership of the annual meeting.

Special Association meetings may be called by the President or a majority of the Board when deemed necessary, or upon request of not less than ten (10) Association members, provided the Association is duly notified.

At the will of the President or the majority of the Board, a special vote of the Association or the Board may at any time be taken by mail, telephone, or e-mail on any matter, without the formality of calling or assembling a special meeting.

Notices of all Association meetings, both special and regular, shall be mailed, telephoned, or delivered to all members of the Association at least ten (10) days prior to the date of said meeting, and shall set forth the time and place thereof and the business to be transacted at such meeting.

Article IX: Miscellaneous

A simple majority of the members of the Association present and in good standing shall constitute a quorum for the transaction of business at any meeting of the Association.

The Board will take into consideration the amending and/or deletion of any portion of the Bylaws. The membership shall be provided the opportunity to respond to such changes by way of the newsletter. Acceptance of such changes will be determined by the response of the membership and quorum vote of the Board.

Any situation not covered herein shall be governed by Roberts Rules of Order, revised.

Bylaw revision dates:

March, 1985

May, 1989

June, 2000 (dues raised to \$15/year)

June, 2002

June, 2003 (dues raised to \$20/year)

June, 2005 (dues raised to \$25/year)

June, 2016