

# News To The Pointe

Volume 2015-1  
June, 2015

Hunters Pointe Newsletter

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If you are reading this, you must have found your way to Hunters Pointe web site. We will continue to provide the news letter twice a year on the web site and save the Sub almost \$100 a year in printing costs.

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## Message from the President

I did some research in regards to our Annual Dues and it took me back to 1997 the last time we had a dues increase to the current \$200 per year per home, allowing for a working budget of \$41,000. At that time the annual operating costs was approximately \$25,000 allowing \$15,000 for capital improvements (Irrigation for the entranceways, bubblers for the ponds and playground equipment). So over the last 18 years our operating costs have risen to the point that we are now paying out what we bring in with nothing left for replacements and or improvements. With the Subdivision closing in on 36 years of age we are starting to see continued problems with:

- Overgrown and dying landscaping on the entranceways, islands and commons
- Blacktop walkway paths
- Irrigation systems
- Bench, picnic tables and playground equipment
- Primary drains between north and south ponds

With that being said, the Board has approved an increase of \$50 a year per home bring our working budget to \$51,000, this allows for replacement and upgrades to the existing infrastructure and maybe Street Lighting in the future based on the poll's results.

This is going to be up for an Association Vote at the annual meeting in the fall. I'm all for it and think we can't afford not to go forward with this proposal.

Thanks again to all the residents of Hunters Pointe for making this a great place to live!

Rick Ketko

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## Subdivision Enhancements

There has been plenty of discussion recently of subdivision enhancements. These varied from street lights, to more playground equipment. With the annual dues, a vote was taken on whether the residents favored the lights. The results are:

Did not answer – 37 votes  
Maybe – 4 votes  
No form submitted -18 votes  
NO -38 votes  
YES – 95 votes

After reviewing the costs of these projects against the account balance it was decided to hold off making a major investment until a long term solution can be reached on increasing revenue. While there are funds to make a one time enhancement purchase, this would run the balance quite low. The Board is committed to making improvements over the next couple of years and not just maintaining what we currently have.

New landscaping is coming to the island off of Andover at 13 Mile. Look for plan ting to be placed soon.

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## Subdivision Miscellaneous Issues

- Kenloch Court sprinklers not working. Electrical issues suspected.
- Playground equipment is deteriorating. Something needs to be done.
- Pond drains getting filled with cattails, needs to be cleaned.
- Commons encroachment by homeowners has been an issue.

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- Pond work needed to control cattails
- Sub phone directory planned
- Did you know that major trees removals require a permit
- Lastly, there is an issue with the placement of garbage bags not being placed in a can overnight. Our local raccoon friends have found their way into these bags creating quite a mess. Please, if possible, keep any bags off of the ground or do not place until the night before.

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## Continuing Collection Problems...

- Hunters Pointe Board has hired a lawyer to collect past dues from delinquent property owners. 13 residents still haven't paid yearly due. Discussion about hiring a lawyer to collect. You will be contacted by mail if you are delinquent one last time before legal actions commence.

If you are a homeowner and know you are negligent in paying your dues, please contact HPHA13@yahoo.com to state your situation. It is extremely inconsiderate and unfair to your neighbors to neglect this obligation. HPHA will continue to aggressively pursue negligent homeowners.

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## Sub Garage Sale Coming?

There have been several requests to keep the subdivision garage sale going. Hunters Pointe will hold a garage sale if a date can be coordinating with several other area garage sales to help with increased traffic. Stay tuned....and get your junk out of the basement and start preparing for this big event.

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## Summer Picnic

You most likely have seen the signs announcing the annual summer picnic. This year's event will be

held on June 20<sup>th</sup>. We have an energized group of volunteers organizing this event. Hope to see everyone out there.

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## Founders Festival Parade

Downtown Farmington Parade – Theme is “ There is no place like home (Farmington Hills)”. Float entries are available for city's subdivisions, parade date- July 18.

If interested contact Dorothy Kay at 248-788-7816 or at Jkay11@yahoo.com. Board will pay \$25 entry cost if float created.

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## Local Information

### Employment Opportunities

The City of Farmington Hills Department of Special Services has several job opportunities currently available for Spring/Summer 2015.

### Local Area Construction Projects

#### 2015 City Sidewalk Program

Intermittent shoulder and lane closures will be necessary to accommodate sidewalk installation on 14 Mile Road between Farmington and Drake, on Halsted Road north of 9 Mile, and on 8 Mile Road west of Halsted.

#### Woodbrook Local Road Paving

Work is currently underway; access to properties will be maintained throughout construction. This project is scheduled for completion by Labor Day.

#### Northwestern Connector Project (14 Mile/Orchard Lake)

The Road Commission for Oakland County (RCOC) has closed 14 Mile Road at the west side of the 14 Mile/Orchard Lake intersection on the Farmington Hills/West Bloomfield Township border to construct a roundabout. This section of 14 Mile will be closed until mid-summer.

#### Middlebelt Sewer Transport and Storage Tunnel (I-696 to Northwestern Highway)

This Oakland County Water Resources Commission project will continue through 2016. Currently,

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shoulder closures are in place along Middlebelt Road throughout the southern project limits. Additional road closures will be necessary as the project progresses, updates will be forthcoming.

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## Babysitter List

Below is a list of babysitters for residents to consider. Remember to check references before hiring:

<b>Name</b>	<b>Phone</b>
Kierra Crockett	248-212-8682
Ella George	248-850-5793
Lucy George	248-850-5793
Ally Sullivan	248-788-8083
Rachel Demcheck	248-592-0076
Chanelle Kajy	248-961-1125
Jordyn Taylor	248-661-1647
Arianna Allman	248-788-9654

Your New Board Members:

President.....Rick Ketko  
Ponds..... Bill Petek  
Secretary.....Mark Loch  
Treasurer ..... Jeff Aleman  
Architecture ..... Howard Nudell  
Landscaping..... Maurine Killing  
COHA..... Dorothy Kay  
Board Member..... Scott Woodruff  
Internet Technology.....Dianna Rose

Subs Social Committee:

Kelly Harrison and Monica Jackson