



News To The Pointe

Volume 2016-2
November, 2016

Hunters Pointe Newsletter

Message from the President

I hope all had a great summer, we sure had our fair share of warm weather. We had three long term Board members Maurine & Don Killing (Land Manager) and Dorothy Kay (COHO and Directory) move this past summer so we want to thank them for their many years of service and wish them well in their new homes. With that being said we are in need of new Board members. We will be voting for the new Board at the annual meeting so if you're interested please attend. Our current bylaws allow for a minimum of 5 and a maximum of 15 board seats.

We have engaged a Law firm (that specializes in Associations) to help us with dues collections and other legal matters.

The subdivision has had a good number of homes turn over in the past year so if you have a new neighbor please inform them about our HPHA Website so that they can be informed and updated about all HPHA events.

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

Rick Ketko

Hunters Pointe's Own Oktoberfest

For the first time, the Hunters Pointe Social Committee planned a second social event for the

2016 season. The Oktoberfest event, which was a huge success, took place October 8th and was highlighted by a chili cook-off. Crockpot sized portions of the contestants' favorite chili recipe were provided for all to sample. The winning chef was none other than Board's own Nicki George. She was crowned Hunter's Pointe 2016 Chili Chef of the Year!

Additional food items were provided by the subdivision social committee such as hot dogs, cider, donuts, and smores!

Tasty adult beverages were shared for the craft beer themed event.





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Subdivision Lighting is Finally Moving Forward

We all know the subdivision members voted overwhelmingly to start adding street lighting to the subdivisions streets. This process as turned out to take quite a bit longer that we all thought.

The initial project will start with four lights at a cost of about \$20,000. If you want to check out what the LED lighting levels will be, similar lights can be viewed in the subdivision at SE corner 10 Mile and Martindale.

Once installed, all future maintenance of these lights will be included in the yearly cost.



The style of light will be similar to the light shown to the left, and is the DTE Grandville series light. The four light locations are posted on the Hunters Pointe Web Site.

Board representatives will contact property owners adjacent to these planned lighting locations prior to installation.

Additional future subdivision improvements under consideration include:

- Updating the landscaping at the Fox Club entrance to 13 Mile Road and at various islands and commons locations
- Blacktop walkway paths
- Improvements to irrigation systems
- Updating bench, picnic tables and playground equipment
- Investigation of the primary drains between north and south ponds

The Board also recommended review and updates to the subdivision by-laws and Declaration of Restrictions. This will be reviewed by the Board and our legal consultant.

Road Construction

Local Area Construction Projects

The City of Farmington Hills is finalizing the last of these projects. The projects included the following roadways:

- Drake Road from 13 Mile to 14 Mile
- 13 Mile from Haggerty to Halstead
- 13 Mile from Farmington to Orchard Lake

Next year the City is planning work on:

- Drake Road, from 12 Mile to 13 Mile
- 13 Mile from Halstead to Drake

The other major ongoing project is:

Middlebelt Sewer Transport and Storage Tunnel (I-696 to Northwestern Highway). This Oakland County Water Resources Commission project will



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continue throughout 2016. Currently, Middlebelt Road south of 13 Mile is closed.

Continuing Collection Problems...

As of the date of publishing of this newsletter about 16 lots still have not paid their yearly dues as required in the Declaration of Restrictions. We file liens on the delinquent properties accordingly. When and if the home is sold the liens are addressed. This could get ugly for the homeowner. It is much easier for the homeowners to keep current with their annual dues.

We now have hired a law firm to assist with collecting past dues

If you are a homeowner and know you are negligent in paying your dues, and have a significant reason why your dues can not be paid now, please contact HPHA13@yahoo.com to state your situation and arrange a payment schedule. It is extremely inconsiderate and unfair to your neighbors to neglect this obligation. HPHA will continue to aggressively pursue negligent homeowners.

Revisions to the Subdivision By-Laws and Deed Restrictions

As mentioned above, the Board is planning to revise the Hunter Pointe By-Laws and Deed of Restrictions. Both are outdated. The process to revise these documents is quite lengthy. This will require a 2/3 vote of the entire subdivision to officially adopt. More to come on this, but we are

looking for everyone's assistance when the time comes to update these outdated documents.

Crime Concerns

Recently there has been break-ins to several cars in the subdivision. There are several things we can do to lessen the possibility of becoming a victim:

- Stay vigilant and report things that do not look right
 - Leave porch lights on at night
 - Place your vehicle in your garage if room allows
 - Lock your cars and keep your valuables out of your cars at night
-

More Fish

The north and south ponds have been restocked with fish. A big thanks to John Fitzsimmons for leading this effort to restock our ponds.

Swings on the Mend

The swing seats at the playground have been repaired after being out of commission for a while. Another big thanks to Don Connolly for heading up this effort.

Last Day for Yard Waste

The last day for yard waste to be placed at the curb is Monday, Nov. 28th. After that you are on your own.....



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Tree Issues South Pond

Willow trees with water damage and broken limbs need to be removed in the north and south ponds. This will require accessing the trees from in between neighbor homes. Work consists of removal of 2 large trees, limb removals, stump grinding and preventative trimming of other trees. Also, all of this wood will require special removal and haul-away since willow is an unwanted wood species.

Dead trees causing stagnant water on the north pond will also be taken care of. All of this work is expected to start Nov. 14, 2016.

A More Efficient Way of Communicating is on the Way

The Board has established a significant list of resident e-mail addresses we plan to utilize to send out communications like this New Letter. Look for communication from the Board in the near future on Annual Meeting date, Biannual newsletters, and other important information. We hope to continue to add e-mail addresses to this list as we can obtain them.

Babysitter List

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

Name	Phone
Kierra Crockett	248-212-8682
Ella George	248-850-4793
Lucy George	248-850-4793
Ally Sullivan	248-788-8083
Rachel Demcheck	248-592-0076
Chanelle Kajj	248-961-1125
Jordyn Taylor	248-661-1647
Arianna Allman	248-788-9654

Your 2016 Board

Your Current Board Members:

President.....	Rick Ketko
Treasurer.....	Jeff Aleman
Ponds	Bill Petek
Secretary.....	Mark Loch
Internet Technology.....	Dianna Rose
Architecture	Howard Nudell
Landscaping	Scott Woodruff
COHA.....	empty
Board Member.....	Nicki George
Board Member.....	Stacey Johnson Woods

Subs Social Committee:

Kelly Harrison, Laura Raitt, Janelle Woodruff, Ana Bickley, Monica Jackson, Melissa Gedrich, and L. Renae Turner



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Proxy/Absentee Ballot for HPHA Annual Meeting, November 15, 2016

All Proxy/Absentee Ballots must be submitted to Mark Loch – 30231 Fox Club Drive, no later than November 14, 2016. Proxies brought to the Annual Meeting will not be recognized. To ensure privacy, please return this form in a sealed envelope. Proxy/ballots will be opened prior to the meeting for count by the election committee.

*Members are entitled to one vote per lot.

Absentee Ballot – Cast your vote for the candidates of your choice by clearly marking a check preceding their name or cast a vote for a write-in candidate. You may vote for up to (9) nine candidates.

Candidates for 2016-2017 Board of Trustees:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Jeff Aleman | <input type="checkbox"/> Scott Woodruff | <input type="checkbox"/> Howard Nudell | <input type="checkbox"/> Monica Jackson |
| <input type="checkbox"/> Bill Petek | <input type="checkbox"/> Mark Loch | <input type="checkbox"/> Don Connelly | <input type="checkbox"/> Rick Ketko |
| <input type="checkbox"/> Stacey Johnson-Woods | <input type="checkbox"/> Nicki George | <input type="checkbox"/> Dianna Rose | <input type="checkbox"/> John Fitzsimons |

Write-in Nomination from the floor (to be filled out at the meeting)

Proxy – (if you wish to designate someone to cast your vote at the meeting in your absence)

The undersigned appoints _____ as Proxy, with power of substitution, to vote for the undersigned on all matters indicated that may come before the Hunters Point Homeowners Association Annual Meeting on November 15, 2016.

Signature _____

Address No. _____ Date _____

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Hunters Pointe Homeowners Association Meeting

Annual HPHA Meeting

Nov. 15, 2016

At the Fire Station between 12 Mile and 13 Mile Roads.
Enter from the back. Meeting to start at approximately 6:30 pm

Agenda

- Introduction
- Presidents Report – Rick Ketko
- Treasury Report – Jeff Aleman
- Pond Report – Bill Petek
- Land Report – Scott Woodruff
- Secretary Report – Mark Loch
- Questions and Answers – All
- Nominations and Voting – additional nominations will be accepted from the floor with an introduction period for all candidates. We desperately need volunteers to assist the Board during the year.
- New Business