

Annual Chestnut Run North HOA Meeting

Bloomfield Hills Fire Station

October 16, 2018

The meeting was called to order at 7:30 PM. Board members present were Lisa Najor, Sara Bicos, Luska German and Shannon Klapp.

Luska German presented the Treasurer's report, see Treasurer's report under separate cover on website.

Sara Bicos presented the Landscaping Report which included the following:

- In the spring we will use part of the HOA funds to replace trees that are dying on islands, specifically the Chestnut Run/Meadowood island next to the bridge.

- We are looking into getting electricity hooked up on main island to increase the visibility of our entrance in the evening and to allow for holiday lighting.

- Questions were raised regarding painting of the Bridge back to its original color of black. Lisa will look into ownership of the bridge and what funds can be used to return bridge to its original color.

Lisa Najor addressed a proposal brought forth by a neighbor regarding mailboxes. Motions were passed to make the following addendum to the current CCR:

Covenants Conditions and Restrictions Article II Restrictions #16, to include the following clarifications:
Item 16.1

Regarding mailboxes, the following minimum standards are established and to be enforced:

- Mailboxes and supporting structures shall be constructed of brick*, metal, wood, or other HOA approved material. No plastic mailbox structures or posts are permissible.

- Rotted or broken wood mailbox posts must be replaced, not shored up or repaired with added wood, bricks or string.

- Dented or damaged wood or metal mailboxes must be repaired to like new condition, or replaced.

- Mailboxes must be mounted approximately perpendicular in both planes (e.g., not leaning toward the roadway or right and left).

- New mailboxes must meet US Postal requirements and be pre-approved by the HOA Board prior to installation.

- Current homeowners who need to replace or to repair their mailbox should do so by August 1st, 2019.

*Due to Bloomfield Township ordinance, construction of new brick mailboxes is not allowed as mailboxes must be made of a material that can easily "break away" in the event of an accident. Current brick mailboxes were grandfathered when the Bloomfield Township ordinance was passed.

Luska German addressed any new nominations for Committee Chairs, there were none.

-Discussed adding a Welcome Committee back into the neighborhood. Currently we have no volunteers for this position.

-Shannon Klapp and Tracy Rojas are the new Social Committee Chairs, they will be emailing a questionnaire to each resident regarding preferences for social gatherings, reinstating past events and accepting any new ideas residents may have for social activities among neighbors.

Lisa Najor presented the President's Report on the topic of the roads which included the following:

-A crew of RCOC workers were dismissed several weeks ago due to their behavior in the neighborhood, and a new crew was hired to replace those who caused problems with neighbors.

-They are now waiting for a cement crew to complete work, which was subcontracted by the RCOC. When they are finished they will begin the process of pulverizing the roads.

-The pulverizing truck can only move 100 ft in one hour. It is important to look at the schedule on the website to see where the pulverizing truck will be working so you are not stuck in your driveway. The website will have an updated schedule when there are reported delays on pulverizing due to weather or other obstacles.

-Bloomfield Township gave the RCOC permission for workers to be on the job 7 AM to 8 PM seven days a week.

-One resident noted that the ends of our driveway will be softer than the original driveway, which can cause a problem with snow removal by snow plows. His experience is that the end of the driveway gets damaged when snow plow starts digging away at it. He advises using a snow plow company that has a rubber covering at end of plow, and this year he is trying Meyers Landscaping.

-The following questions were asked during the annual meeting in regard to the road work. Responses were received prior to the posting of the minutes and are thus included below for ease of distribution. We corresponded with Wayne Dabrowski, the project engineer for the RCOC:

1. Can we get the bridge creosoted? We are wondering if you can use some money from the reserve funds from our budget to do this? Alternatively, even though we do not own the bridge could we hire someone to do the work once the roads are finished?

Ans: We are unable to assist with creosoting but after this project you can look into hiring someone. Start with the RCOC Permits Dept.

2. When will the ends of the driveways be fixed during this final phasing? How long will we need to stay off of it and how will we know when it is ok to drive on?

Ans: During the final topping phase the driveways will be completed and you will be able to drive on them immediately.

3. What is the process for getting sprinklers re-installed? Many homeowners (and HOA islands) have long runs ripped out and the sprinklers were not reflagged. How will the contractor know where to put the missing sprinklers and runs in the spring, and how quickly will they fix all the islands plus the majority of our 93 homes impacted? It was suggested at the meeting that if people prefer, that money be refunded by the contractor back to homeowners who would prefer to have their landscape company fix sprinklers to speed up the process and insure it is done correctly. The extensive damage to a lot of the systems was not what the homeowners expected. We were told it would be minimal and it is extensive.

Ans: Proline has to have a chance to install/fix any sprinkler prior to a homeowner having it done themselves and expecting to be reimbursed. They are going to start Monday with the sprinkler systems and supposedly they have all locations prior to them being removed. If systems have been winterized Proline will have to have their sprinkler guy out in the spring to address any issues if not caught this fall.

4. Will there be more dirt filled in between the curb and the lawns? There is still a huge gap and many homeowners are finding it difficult to access mailboxes and are concerned with winter weather making it more treacherous.

Ans: Yes, more dirt and topsoil will be added. Spring sod will be added since they're unable to get it this year.

5. Residents are concerned that they have seen very little work done in the past week. Is there a penalty clause if the contractor does not finish on time? And does that benefit the homeowners who are suffering or the RCOC?

Ans: I am aware of the project completion date 11/15. With the Operator strike and weather delays, scheduling has become tight with Proline's subcontractors but we are on target for what has been submitted for the start of the pulverizing. The lack of work this week is not holding up anything at this time.

6. Concern has been expressed over the concrete work that appears to be uneven and cracking in some areas. Residents noticed that some of the cement work was done in the rain and are concerned about our lack of warranty on work that may be questionable.

Ans: I have not seen anything to be concerned about. If there are specific locations that need to be looked at please notify me and I will make myself available to meet with the resident to go over them.

7. Regarding speeding in our neighborhood: Excess speeding continues, which endangers the workers and our residents. The road is a huge safety concern for the small children who live on Wilshire and students who must wait on that busy road at both islands for the bus. We are asking your help by installing speed signs, no thru traffic signs or possibly extra stop signs, and additional police enforcement. We also question if truck or treating should be allowed in our neighborhood this year due to many potholes, open ditches, etc. Is it possible to post signs at our three entrances to discourage it or if people do so they do at their own risk?

Ans: Once we have the road pulverized and rolled it will be smoother than it is now so I don't see any need for signage to be added to keep people out. If car traffic and normal subdivision traffic is allowed outside traffic is as well. I will make sure it is in good shape to be used for trick-or-treaters.

If residents have any further questions regarding our roads please address them to Wayne Dabrowski at RCOC at 248-294-9809, or wdabroski@rcoc.org for the most timely and direct answer.

-Meeting adjourned 8:49 PM.

