
Annual Meeting

The annual meeting will be September 13th, 7:00pm at Antoniou's Towne Square Pizza. Hope to see you there.

Bylaws Update

As mentioned in the winter newsletter, the board has been working with a law firm to update our bylaws. We will have a meeting in September with Attorney Steve Guerra for all homeowners to get further details about the bylaw changes. The date of that meeting will be announced at our annual meeting. Bylaw changes will not be discussed at the annual meeting due to the amount of other topics for that meeting. In addition, bylaw changes will be posted this fall for all homeowners to review.

Property Maintenance and Blight Inspections

Homes are, for many, their strongest financial asset. With great schools, close proximity to rail trails, and walking distance to downtown Rochester, Heatherwood is a prime location for choosing to reside. This supports us to be in a position for growth in home prices. However, one of the greatest factors that can discourage new buyers, and ultimately lead to potential negative impacts to home values, is the overall condition of homes and yards across the community.

A review of the subdivision was conducted at the beginning of June. Many houses were in violation of city ordinances such as trash cans in the front of the house (see next column), poor yard & landscaping maintenance, and house disrepair. The city has been contacted about these violations.

Other houses were in violation of our by-laws regarding house appearance and colors, fences, and unapproved sheds. Letters have been sent or will be going to those homeowners to correct the violation.

On a related note, please check with the board before making changes to the outside appearance of your house. Additions and paint colors should reflect a similar architectural theme of neighboring homes. Homeowners who make changes without approval do so at their own risk.

Heatherwood Communications

Communication for our community occurs in multiple ways. This includes the Heatherwood website, the Heatherwood Facebook page, email communications, signs, and newsletters that are sent via traditional mail or at the website.

www.heatherwoodvillage.us



Heatherwood Rochester Hills

Reminders for 2017

- RV's boats, trailers, etc. are not to be parked in properties for more than a 72 hour period.
 - Common areas and paths are for the use of all due paying homeowners – "At your own risk".
 - Subdivision roads are repaired and maintained by the City of Rochester Hills.
 - Overnight street parking is not recommended and is unsafe to other homeowners.
 - Leaving a porch light on at night is recommended and adds to the ambiance and security of the neighborhood.
 - Additions and paint colors should reflect a similar architectural theme of neighboring homes.
 - Annual dues are mandatory and must be paid in January.
 - Speed limits within the subdivision are an un-posted 25 MPH. Please drive safely.
 - No dumping of yard waste or encroachment on the common areas is permitted. Also, please ensure that any changes to your landscape (plantings, playground equipment, underground electric fences, etc.) are within your property with proper easement clearance. Plot maps are available free from the city.
 - Pets are to be on leashes and it is the owner's responsibility to clean up after them. This includes in the common areas.
 - No fences of any type, including decorative fences, are allowed unless approved by the HOA Board.
 - Any shed needs approval from the board prior to construction. A shed may or may not be approved based on location, sight lines, or other aesthetic reasons.
 - Planting shrubs and trees close to storm drain lines can lead to future problems with clogged lines. Please consider this when planning your landscaping.
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Trees

At Heatherwood we encourage tree lined streets, as this supports property values and enhances the community. Properties that lack deciduous trees, especially when it is multiple yards in a row, can create a less welcoming look which can take away from the perceived value of our community. In Heatherwood we lack a solid base of trees in many of the front yards for a variety of reasons. Although there are no rules requiring trees, if you are a resident with open spaces in your front yard, or if you have lost a tree in recent years, and especially if your property has no deciduous trees, you are highly encouraged to plant a tree in 2017. This will make a positive impact for years to come to the neighborhoods property values. The city has a program for planting new trees on your property if you desire. Please see city website for information on this program.

In addition, there are city regulations regarding the removal of trees from property. Trees on the local road right-of-way (up through 16 feet from the curb), are the property of the City of Rochester Hills. Permission must be obtained from the Parks and Forestry Division at 248-656-4673 before removing or planting trees. The maintenance of the grass and other planting in this area is the responsibility of the homeowner. Stumps must be removed. A permit from the City is required before stump removal for the protection of underground systems. Please check with the city if there is any question regarding tree placement.

Contacting the HVA Board

If you have questions or suggestions, please do not hesitate to contact the Board. The best way to contact the Board is through email at heatherwood@heatherwoodvillage.us Board meetings are held the 2nd Wednesday of the month, 7:00 pm at Antoniou's Towne Square Pizza.

Trash Containers

Rochester Hills City ordinance does restrict the storage of trash containers directly in front homes or garages. In addition it can distract from curb appeal when trash cans are in front of multiple homes. Identified homes who keep trash containers in their yard against city ordinances are reported to the city for enforcement. Please be a good neighbor and follow these common courtesy guidelines in regards to trash containers.

1. No collection containers, yard waste bags or other household trash may be street side for more than a 24 period and only during garbage collection days.
2. Trash containers should not be stored in the front of homes or garages.
3. Trash containers that are stored on the side of garages or homes are recommended to have landscaping, shielding them from view.
4. This excludes the temporary storage of yard waste bags on the side of homes due to weekly lawn and leaf maintenance.

There are changes coming in the garbage collection. Please check your mail for information from Rochester Hills or go to the city's website.

Movie Night

There will be a movie night, weather permitting, on Friday, August 11th in Thornridge Park. We plan to have popcorn and ice cream. The movie will be kid friendly.

Email List

Please visit our website and sign up for our email list. We will be using this in addition to our newsletters to inform homeowners of things happening in our association.

www.heatherwoodvillage.us
