

WHISPERING PINES CONDOMINIUM ASSOCIATION  
REGULAR BOARD MEETING JULY 30, 2013

The meeting was called to order by President, Dan Gee at his home. Present were Roxanne Adams, Kevin Allard, John Ross and George Lutz. Homeowner Deib Mougrabi was also present. Carrie and Jan Shamraj arrived a short while later. The Board welcomes Deib Mougrabi who has volunteered to become a Bd. Member.

Treasurer's Report

Roxanne Adams reported the bank balance is \$83,410.67. Until the position of Treasurer is filled, Roxanne will fill in. Any Homeowner interested in being Treasurer is asked to contact Dan or Roxanne.

If you have not paid your Homeowner's due yet, you are now subject to the \$50.00 late fee. The amount due now is \$550.00. Any lot remaining unpaid after 9/30/2013 will be subject to a lien placement and a \$125.00 administrative filing fee. If you are a hardship case, and you need special arrangements, please contact Dan or Roxanne.

Secretary's Report

Roxanne reported she presented two sets of main entrance landscape plans to Fairways of Whispering Pines Board Member, Carl Anderson. The Fairways of Whispering Pines Board did review these drawing and returned them to Roxanne. Dan reported he also had a very encouraging telephone conversation with Carl Anderson.

Homeowner's Carrie Price and Jan Shamraj have re-presented their design ideas for the main entrance to the Board. Along with this re-design, they have also lowered the cost of this project to about \$16,000.00. After much Board discussion, Dan Gee made a motion to approve expenditures of \$16,000.00 maximum and to ask each Homeowner for approval or disapproval by a proxy vote. John Ross seconded the motion, all Board members approved, none against. Dan Gee will be sending out a hard copy proxy vote, along with a description and diagram of the proposed project. We will need this proxy vote returned to us by Sept 1, 2013. If you need to, you can contact Dan or Roxanne with a verbal proxy vote, otherwise the hard copy needs to be returned by Sept. 1, 2013.

Homeowner Directory

Roxanne reported the updated directory is ready to go to the printer. Our last one was printed in July 2010.

President Dan Gee, reported he has also spoken with Attorney John Koselka who is representing WPCA in our flooding issues on Mc Gregor Road pond with the Pinckney Community Schools and several other, and that the legal papers will be filed soon.

#### Maintenance

The Board voted approval to pay a pump repair bill for the Whispering Pines Drive pond.

#### Compliance

Please familiarize yourself with our By-Laws. There are a couple of Homeowner's whose front yards look terrible!!! Is yours one of them?? Do you regularly mow your lawn...or weed it? What about your flower beds...are they maintained or weeded regularly?? Boats, trailers, etc are NOT allowed in the driveways either. This reflects on all of us. The By-Laws are on our web page if you don't have a personal copy.

Thanks to John Ross, George Lutz, Carl Szczygiel, Pat Venta and Larry Novak who have helped with tree trimming, pond fountain installation and grass cutting along curb edge. Thank you!!

Respectfully Submitted,

Roxanne Adams  
Secretary

#### YOUR BOARD MEMBERS ARE:

President, Dan Gee	517-861-6742
VP, Secretary, Roxanne Adams	734-878-2409
Maintenance Chair, John Ross	734-878-9913
Compliance, Kevin Allard	989-493-6444
George Lutz	517-294-7787
Deib Mougrabi	734-248-8948

[www.whisperingpinesofpinckney.com](http://www.whisperingpinesofpinckney.com)  
E-wpca962@yahoo.com

August 7, 2013

To Whispering Pines Condominium Association Homeowner's

The Board is excited to announce the much anticipated landscape renovation proposal for the main entrance of Whispering Pines. Two years ago, Carrie Price and Jan Shamraj kindly accepted to be the Committee to assess the area and develop a landscape proposal, due to the declining condition of the main entrance. We are confident that this renovation will restore the main entrance to a beautiful and upscale impression of the homes, condos and Golf Course community.

In April we presented their finding and recommendations at the annual Homeowner's meeting and it was unanimous that everyone agreed on a new renovation. That evening we proposed a budget of approximately \$23,125.00 for the main entrance and \$2,367.75 each for the side entrances, totaling \$27,860.50. This would need total Board approval of the design and the budget. The costs were to be absorbed via the dues increase and money taken from our reserves. Since the annual meeting, we have held several meetings regarding the entrances along with two scheduled Board meetings. The Board members main concerns were total cost and particular plant choices. In the efforts to meet the Board's requests the committee chose to cut costs by narrowing plant choices, cutting back on some of the extras and eliminating work done at the two side entrances. The committee reminded the Board that there has been no substantial landscape maintenance completed at the front entrance in over 24 years. In short eliminating the side entrances was done to focus on the main entrance, as this is the primary need for now. Back in 2012 improvements were made at Tree Top Court and Mulligan to enhance the signs and overall appearance. The Board does agree it is important to create continuity for all three entrances, therefore future considerations will be discussed and revisited for next years landscape maintenance budget.

At our July 30, 2013 Board meeting, the landscaping renovation for the main entrance was voted on and approved by all Board members. The total approved budget for the main entrance renovation is \$16,000.00. Within the total cost it will include a complete tear-out, new plants, irrigation, new lighting and mulch. We have contacted Fairways of

Whispering Pine as to our plans and are in communications on renegotiating the summer maintenance for the main entrance. Action Asphalt will be donating the utility trench to include new saw cutting 12" width and removal of sub pavement to install 3" sleeve for irrigation and electrical lines. They will reinstall gravel back in area. This will include compacting base and applying SS1H. Install back 3" MDOT 1100T asphalt and roll and compact pavement to proper density. Along with this generous donation, Action Asphalt will also donate construction signage.

The proposal that was chosen has involved detailed site assessments, design rationale, plant research, consultations with design specialists, master gardeners, nursery owners and installation experts, over the past two years. One of the primary reasons we chose this design was because they selected plants, in particular, Evergreens, that will represent our names.....Whispering Pines, as a hallmark of our entrance. Among many considerations, the design has taken into account seasonal interest, the mature size of plants, making sure views are unobstructed, while keeping the plan simple and low maintenance. Within the proposal, lighting will be used for safety and to accent landscaping. Irrigation will ensure the plants get established properly along with facilitating their long term needs.

Landscape renovation will start in September. The Board will keep you informed via sign notifications located at the front entrance on the exact week as soon as we have a confirmation date from our landscaping contractor.

In the meantime, you will find the main entrance design drawing enclosed. If you have any questions, contact WPCA President, Dan Gee at 517-861-6742, Roxanne Adams at 734-878-2409, or John Ross at 734-878-9913.

Sincerely,

Dan Gee  
WPCA President