

WHISPERING PINES CONDOMINIUM ASSOCIATION
REGULAR BOARD MEETING NOVEMBER 8, 2017

The meeting was opened by President, Roxanne Adams. In attendance were Bill Lanam, Dan Gee, Larry Novak and Rob Price. Absent was Luke Barton.

Treasurer's Report: The Checking account balance is \$57,431.10 and the Savings account balance is \$21,506.27. There are 4 CD's for \$50,000.00 each. Liens have been placed on Lot 58, Rick and Joanne Hazelton for \$725.00 and on Lot 7, Mike and Dalana Riley for \$760.00 for non payment of association dues. One homeowner has only paid \$250.00, late fee fines have been applied and if not paid in full by November 15, 2017 a lien will be placed on them.

Just a reminder that the application of payments to member account balances, for association dues, is based on Statement Balance Billing. That is, payments are applied to the oldest charges first. Homeowner's who may have back balances will be receiving a "Statement of Charges" letter shortly.

Secretary's Report: The Board would like to welcome new Homeowner's, Lot 80 Daniel and Ellen O'Flaherty and Lot 44 Timothy Daniel and Rachael Riley.

Homeowner's.....if you put balloons and/or signs at any of the entrances for your event....please have the courtesy to remove them as soon as your event is over. It should not be up to a Board member to do this.

Our new street/legal signs have been installed and are beautiful! Thank you to Dan Gee and Bill Lanam for their help in this project. They both worked closely with a Fairways representative. In the spring we will be installing mulch around the base of the signs. We have notified Homeowner's on whose property these are, that they are NOT to weed whip around the base. These signs should last about 20 years with proper care. It was a pleasure to work the Board of Fairways of Whispering Pines on this large project.

WPCA and Fairways of Whispering Pines have both now signed agreements with the Hamburg Township Police Department giving them permission to patrol and enforce the law in Whispering Pines. This also means you may be ticketed for "rolling through" the stop signs without properly stopping. (This is becoming a big problem..especially at the main entrance.) Hamburg Township Police will be able to enforce the motor vehicle code throughout the complex and issue violations as needed and keep a regular patrol. Speed limit throughout the development is 25 MPH.

On October 25, 2017 Roxanne, Bill Lanam, Dan Gee and Rob Price met with Donn Scott, General Manager of WPGC and Ed Maciejewski VP of Operations at Vargo Group

to discuss the ongoing pond drainage issue. Bill has spent a tremendous amount of time on this issue. Thank you Bill for your dedication to this project. The Board is still pursuing a written agreement with the owners of the golf course.

Maintenance: The sprinkler lines at the main entrance have been winterized. Crack sealing of the roads were completed a couple of weeks ago. Thank you Dan, for handling these two items.

A concern has been registered about the color of paint selected for a home and mailbox trim. The Homeowner has been contacted and reminded they need to contact Bill to get Board approval.

Reminder that “Any new construction...porches, decks, pools, landscaping, house painting etc....must have plans submitted to the Board for approval from the compliance and/or Architectural committee.”

Three Homeowner’s have been contacted about trimming shrubs close to the curb edge.

A reminder there is NO over night parking allowed on our streets. This may/and can be enforced now with our HPD agreement.

Our By-Laws can be reviewed at: www.whisperingpinesofpinckney.com

Thank you to Bill Lanam, Dan Gee and Larry Novak for keeping an eye on the water levels of the retentions pond. Thanks to Carrie Price for the fall decorating at the main entrance.

Compliance: A letter has been sent to a Homeowner for non-compliance of By-Laws and fines have now been applied.

Club House News: Friday Night At The Club...November 10 and 17. \$10.00 Buffet 6PM 6:30 PM entertainment. Friday November 10 is Al Halbritter Call the Clubhouse (734-878-0009) to make reservation (this is needed for an estimate on the food count). They will not be holding this on November 24. If the turnout is good, they are considering this event through the winter months.

Your Board/Committee members are:

| | |
|---------------|--------------|
| Roxanne Adams | 734-878-2409 |
| Bill Lanam | 517-442-5400 |
| Dan Gee | 517-861-6742 |
| Larry Novak | 810-623-6583 |
| Rob Price | 517-256-4807 |
| Luke Barton | 517-499-4028 |

Web Page www.whisperingpinesofpinckney.com
Mailing WPCA, P.O. Box 962, Pinckney, MI 48169
Email wpca962@yahoo.com

Contact any Board member with any concerns or questions you may have.

I personally want to again say Thank You to the Board and Committee members for taking an interest in our Association and doing all you do!!

Wishing you all a Happy Thanksgiving!!

Respectfully Submitted,

Roxanne Adams
WPCA President