

WHISPERING PINES CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNER'S MEETING APRIL 25, 2017

The Annual Meeting was held at the Whispering Pines Club House on April 25, 2017. The meeting began at 6:30 PM with socializing.

The meeting was called to order by President Roxanne Adams. Thirty homes were represented and we had 45 signed proxy votes. This exceeded the 30% representation required by our By-Laws. Bill Lanam, Dan Gee and Larry Novak were elected to the Board.

Hamburg Township Police Officers Flavin and Debotis were introduced. Homeowner's are told to lock doors (car and home) and keep valuables out of sight. If going to be away from your home on vacation, you can call and request a security patrol while gone. Pokemon game is still being played with our Sub one of the stops. Golf cars and young children riding/driving them continues to be a concern. Homeowner Gino Conedera advises that your regular Homeowner's insurance policy does not cover these golf carts...that you need extra coverage. Homeowner's are advised to talk with their children prior to them driving them. Our Board has had two complaints from Fairways of Whispering Pines residents already this spring about two of our resident's carts on their streets going too fast and with several children on the golf cart. The Police department advises "do not hesitate to call us".

Mosquito Control: Robert Horton of Bullseye Pest Defense is our exclusive provider. This service has 8 applications for \$150.00 (May thru September). This service really does work!! They also provide other services. Contact Robert at 888-898-8229 or [bobby@bullseyepestdefense.com](mailto:bobby@bullseyepestdefense.com)

Whispering Pines Golf Club: Vargo Golf purchased the golf course March 1, 2017. Courtney Meyer is the Banquet Coordinator, Tyler Thibideau in the Pro Shop, Donn Scott is the General Manager and Ed Maciejewski is a co-owner of Vargo Golf. They are working on lots of exciting activities: Mothers Day Brunch, special pricing for membership golf, deck night, pro shop clothing sale, special pricing for dinner on a homeowner's/neighborhood night. Be sure and check out their web page: [www.whisperingpinesgolfclub](http://www.whisperingpinesgolfclub) WPCA welcomes them all!! Vargo Golf and the management team provided us the pizza tonight for our meeting at no charge. Thank you again!

The 2015-2016 Meeting Minutes were accepted and ratified as presented via USMail, email and as posted on the web page. The 2016 Annual Meeting Minutes were also accepted and ratified. Dan Gee made the motion to accept said minutes and Jerry Grohowski seconded. All present Homeowner's approved, with none opposed.

Homeowner's present introduced themselves. Thank you to all who attended tonight's meeting. We welcome our newest Homeowner's Nina and Craig Asunto, who were present and just moved in on Saturday. Welcome!

Thank you's are given to Bill Lanam, Dan Gee, Larry Novak, Hugh Adams, Gino Condera, Bill and Alex Mayer, Carrie Price, Carl and Dustin Szczygiel who have helped throughout the year with electrical work, repairing street signs, holiday decorating, flag pole repair, pond and drainage issues, flowers/decorations at the entrances, accounting, web page postings, legal issues, compliance, maintenance and architectural approvals.

Roxanne also gave a special Thank You to the spouses for their support: Hugh, Diana, Sonny and Jan.

On behalf of the Homeowner's Roxanne also acknowledges the work that Bill Lanam and Dan Gee have given again this year. Some of the issues have been on going for about 5 years with the flooding of the retention ponds, that resulted in WPCA filing a lawsuit against Pinckney Public Schools. The research that Dan and Bill did and our persistence in following thru resulted in WPCA getting a settlement. Bill and Dan have also done extensive research on the legal end and the designing of the drainage system for the ponds. Then we were dealing with uncooperative former owners of the golf course. At this date, we are waiting for a signed easement to be given to us by the golf course owners to proceed with the installation of a new drain on Whispering Pines pond, to ease the flooding issues. Thank you Bill and Dan!!

Secretary's Report: WPCA continues working with the Board of Fairways of Whispering Pines. Dan is working with a couple of companies to get bids on new street and legal signage. Per our Road Maintenance Agreement with Fairways of Whispering Pines, we will be joining together to have matching signage through out the complex.

A new Homeowner's directory will be done up in the next couple of months. Please be sure Roxanne has your current and correct information. You should be receiving the monthly board meeting minutes via email, if you are not please contact Roxanne.

Volunteers are always welcomed for Board and Committee positions.

Treasurer's Report: Our annual Audit of the books was completed for fiscal year 2016-2017 and all is good.

Twenty six Homeowner's have paid their dues in full and 2 have had half payments. One lien was placed last year on Lot 89, Beverly and Thomas Kanka for \$625.00 for unpaid dues. There are also a couple of outstanding unpaid liens on Lot 83, Melissa and John Diehr for past unpaid dues.

Your annual dues must be paid in full by June 30<sup>th</sup>. You can make 2 payments, but they still are due by June 30<sup>th</sup>-to avoid a late fee. A late fee of \$50.00 is applied after this date. If not paid in full by September 30<sup>th</sup>, a filing and administrative fee of \$150.00 will be added and a lien placed for \$675.00. This is an increase of \$25.00 because of an increase at the County to file.

Bill Lanam, Comptroller, presented and explained the Budget. Dan Gee made a motion to accept the Budget, seconded by Bill Mayer. All Homeowner's present voted to accept, with none opposed.

Dan Gee explained the Pinckney Community Schools settlement. This has been on going for about 4 ½ years. Dan thanked the Board for all the time and effort put into this. The settlement money has been deposited into our general fund.

Architectural: Bill Lanam has given approval to several Homeowner's this past year in regards to new construction, changing paint color of home, addition of a new deck, change in landscaping, installation of a awning, live and dead tree removal. Dead trees do not need approval to be removed, but live trees do.

Maintenance Report: Dan Gee explained the Capital Improvement will be new street and legal signage. Dan is still gathering estimates on signage that will be both decorative, long lasting, no maintenance, but also compliant for county, state and township requirements. A contract is still being worked out with Hamburg Township Police Department for local enforcement once we have new signage in place.

Dan reminded Homeowner's there is NO on the street overnight parking allowed for RV, boats, trailers, etc. Special permission may be given by contacting a Board member. If cleaning RV, boat, trailer, etc, you can park in driveway only for one week.

Once again, the question of overnight parking was raised. The current rule prohibits any overnight parking on WPCA streets without prior approval from the Board of Directors. This is particularly an issue on Tree Top Court, where we have received formal complaints, and more specifically how it applies to parking on the street during the snow plowing season, The association has been given notice by our snow removal contractor, that, they will begin charging for any repeat trips to clear WPCA streets, due to the interference of Homeowner's parked vehicles. Over the next few months the Board will be crafting new rules and appropriate fees to be assessed on those who violate these new rules.

Other maintenance issues mentioned were: complaints about barking dogs, trash cans being left at curb several days after collection day, littering of small liquor bottles at the

main entrance, homes that lack maintenance of grass and landscaping beds, dead trees that need to be removed. All vehicles parked in driveways must have current license plates and insurance coverage. Homeowner's may be getting calls from Dan or Bill regarding their property. This affects ALL of us...don't wait to be contacted. If you need a referral to a local company, contact a Board member. The By-Laws are posted on

the web site if you have any questions. If you have a complaint or concern, contact a Board member.

Dan has negotiated with Aqua Weed, the same contract price as last year, for the unlimited treatment of the retention ponds. A new access area was made last year for the Whispering Pines Drive pond and this has worked very well. Dan also thanked, Carl, Bill L., Bill M., and Larry for helping with the pond maintenance

Thank you to all who attended, a special Thank You to the Board members who serve!

Motion was made by Hugh Adams and seconded by Dan Gee to adjourn the 2017 Annual Homeowner's Meeting.

Respectfully submitted,

Roxanne Adams  
President

Secretary	Roxanne Adams	734-878-2409 rladams0927@yahoo.com
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VP/Architectural/Comptroller/Web Page	Bill Lanam	517-442-5400 bill.lanam@gmail.com
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Larry Novak		810-623-6583
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Web Page	<a href="http://www.whisperingpinesofpinckney.com">www.whisperingpinesofpinckney.com</a>	
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Email	<a href="mailto:wpca962@yahoo.com">wpca962@yahoo.com</a>	
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Mailing of dues	WPCA, P.O. Box 962, Pinckney, MI 48169	
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Whispering Pines Golf Club	<a href="http://www.whisperingpinesgolfclub.com">www.whisperingpinesgolfclub.com</a>	734-878-0009
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**Reminder...to avoid late fees your dues need to be paid in full by June 30, 2017. If you have already paid, Thank You.**

