

WHISPERING PINES CONDOMINIUM ASSOCIATION
SPECIALLY CALLED BOARD MEETING JUNE 13, 2017

A specially called Board meeting was held June 13, 2017 to discuss a wood pile and debris along 2 neighboring lot lines.

In attendance were Roxanne Adams, Bill Lanam, Dan Gee and Luke Barton. Larry Novak was unable to attend.

Homeowner's may be aware of the Aesthetics provision under our By-Law's covenants, which states, in part: Neither the common elements nor the condominium unit outside of the dwelling and garage constructed thereon shall be used for storage of supplies, materials, personal property, or trash or refuse of any kinds, except as provided in duly adopted rules and regulations by the Association.....In general, no activity shall be carried on nor condition maintained by a co-owner, either in his unit or upon the common elements, which is detrimental to the appearance of the Condominium.

Due to some recent complaints of firewood storage, we are publishing some of the guidelines that the Board considers when determining what is allowed and not allowed for the storage of firewood. Most of this may seem like common sense to maintain our beautiful environment and rights of our neighbors, but we believe clarification is now necessary.

The maximum amount of firewood that is readily visible to a co-owner, is to be no more than 4' high, 12' long and 20" deep in total. That will retain about a 1.5 face cord of split firewood, which is the maximum allowable amount visible to any co-owner. These are maximums, whereas less would be better. Any additional firewood needs to be stored out of sight, e.g. in the garage. Wood must be ready to use. Visible wood greater than 6" in diameter must be split. All wood needs to be neatly stacked and positioned to minimize, as much as possible, the impact it has on the co-owners and the neighborhood. Wood or brush is not to be stored or left in the front yard of any property. The visibility of wood from any WPCA street, needs to be kept to a minimum. Fallen trees and debris, needs to be cleared up as soon as possible.

The Board appreciates your efforts in maintaining our harmonious environment and the goals of improvement of property values.

Respectfully Submitted,

Roxanne Adams

REGULAR BOARD MEETING JUNE 20, 2017

The meeting was called to order by President, Roxanne Adams. Present were Bill Lanam, Larry Novak and Luke Barton. Dan Gee was unable to attend.

Treasurer's Report: Checking account balance is \$60,875.82, the Savings account balance is \$21,500.88 and we have 4 CD's for \$50,000.00 each. 75 Homeowner's have paid their dues in full (Thank you!). One Homeowner has paid half. There are still 24 Homeowner's who owe the \$500.00. Reminder, if not paid in full, by June 30, 2017, you will be assessed a \$50.00 late fee. After September 30, 2017 a lien will be placed and a \$150.00 filing and administrative fee will be added.

If you are reading your monthly meeting minutes, you are now aware there have been a couple of very time consuming issues this Board has been dealing with. The first one is getting the drain installed for the Whispering Pines Drive pond. The owners of the golf course and one homeowner have continued to delay in signing the legal papers to give us easement rights to install and maintain in the future. The second one involves a neighbor's dispute and complaints of non-compliant issues. Bill and Dan and the Board have spent numerous hours on these. Homeowner's should be thankful for the volunteers who step forward and take a huge interest in this Association!!

A compliance issue of unlicensed vehicles parked in driveways was investigated, the results were: one car was legal and another one has been removed from the driveway.

Reminder that our By-Laws and Covenants, are posted on our Web Site:
www.whisperingpinesofpinckney.com

The Clubhouse has had a good turn out for the Thursday night Deck nights! The food has been excellent, the music great and seeing some familiar faces join in has been nice. Thursday nights at 6:30...join in!!!!

WPCA and Fairways of Whispering Pines are really close to making a decision on our street and legal signs. It has been a pleasure to work with them and we are sure Homeowner's will be pleased. Thank you Dan for spearheading this for us!

Your Board and/or committee members are:

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

Web Page www.whisperingpinesofpinckney.com

Mailing: WPCA
P. O. Box 962
Pinckney, MI 48169

DUES REMINDER....TO AVOID A LATE FEE OF \$50.00, YOUR DUES MUST BE PAID IN FULL BY JUNE 30, 2017.

A LIEN WILL BE PLACED AFTER SEPTEMBER 30, 2017 FOR NON-PAYMENT, WHICH WILL INCLUDE \$175.00 IN FILING AND ADMINISTRATIVE FEES.

Respectfully Submitted,

Roxanne Adams
President, WPCA