

WHISPERING PINES CONDOMINIUM ASSOCIATION  
REGULAR BOARD MEETING, SEPT. 22, 2020

The meeting was called to order by President, Roxanne Adams. In attendance were Bill Lanam, Dan Gee, Rob Price and Larry Novak.

*Treasurer's Report:* Checking account balance is \$64,632.89, Savings account balance is \$21,535.85 and our 252 CD's are worth \$259,097.40 and our cash balance is \$2,246.90.

The Board voted all in favor (none opposed) to increase the administrative filing fee charge from \$150.00 to \$200.00 to cover the 90-day late charges and lien placement.

*Account Receivables:* Two Homeowner's are not current with their payments and will be charged liens and the 90-day late fee and administrative filing fee on October 1, 2020. One homeowner's Aged Receivable account goes back to 2016 and will have a balance of over \$2,000.00.

*Secretary's Report:* August 28, 2020 WPCA had a court date against Jimmie's Landscaping. WPCA had overpaid Jimmie's and had tried to work a settlement out. We were awarded \$597.74 and payment has since been received. Thank you to Bill Lanam who presented our case and had all the documentation to ensure a win.

*New Homeowners:* We would like to welcome new Homeowner's Marvin and Heather Rogers at Lot 48 on WPD.

*Maintenance:* Dan Gee has negotiated an extension to our winter maintenance contract with Morrison Property Management. Under the new agreement it will be the Homeowner's responsibility to furnish and install 3' to 5' orange road markers along the curb edge. On straight frontage, please install a stake every 30 feet and on curved frontage, please install a stake every 15 feet. Morrison Property Management and/or WPCA will not be responsible for any lawn damage if Homeowner does not stake the curb edge.

Additionally, Morrison Property Management is doing Snow Removal Services on personal property this winter. If you are interested, please contact them at 517-294-0473.

Our sewers were cleaned this week by S.O.S Mechanical. Thanks to Bill who handled this detailed job. Please help us keep these curb edge drains and sewers clear of debris. Cost of job was \$5,400.00.

*New Road Signs:* Please Slow Down!! We have added two “Deaf Child” signs, one after you make the turn onto Rolling Greens Drive off Whispering Pines Drive and one as you round the bend going south on Rolling Greens Drive. Driving southbound, it is very “easy to pick up speed” rounding the corner and going downhill, so please be particularly aware of your speed in this direction. We also plan to install a “slow” sign as you enter the curve and before the deaf child sign, as an additional reminder. Those of you that are new to our neighborhood may not be aware of those slippery areas rounding the corner. So, please be careful.

We would like to remind you that our speed limit is 25 MPH and is enforceable by Hamburg Township Police Department. In the area of the “deaf child” and “slow signs”, please reduce your speed to 15 MPH. Please pass this message onto all driving members of your family.

A special thanks to Dan who spent hours on this expensive project. He made sure these signs and post matched our other ones and got the price reduced to under \$2,000.00. Thanks Dan!

*Trash Collection:* Rob is contacting GFL to negotiate lower pricing. There has been an increase in their last billing.

*Curb edge maintenance:* It is the Homeowner’s responsibility to keep clean the road, curb and gutters and drains in front of your home. Also, please pull or eliminate the weeds growing in the cracks at the curb edge. Do not blow your grass clipping and debris into the storm drains. The Homeowner or their landscape contractor should blow the clippings and debris back into the yard.

*Reminders:*

- No overnight street parking is allowed without prior Board approval!
- No boats and/or trailers may be parked in driveways longer than 2 weeks.
- 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.
- Our By-Laws and FAQ can be found on our web page [www.whisperingpinesofpinckney.com](http://www.whisperingpinesofpinckney.com). Thanks Bill, for maintaining this site!!

Thanks to my Board members who continue to work hard for WPCA!!

Please contact a Board member with any questions and/or concerns.

Your Board members are:

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Stay safe!

Respectfully Submitted,

Roxanne Adams