

WHISPERING PINES CONDOMINIUM ASSOCIATION
REGULAR BOARD MEETING OCTOBER 20, 2020

Meeting was called to order by President, Roxanne Adams. Present were Bill Lanam, Dan Gee, Rob Price. Larry Novak joined via telephone conference.

Secretary's Report:

Welcome to new owners of Lot 93 on Rolling Greens Drive, Anthony and Antionette James.

Treasurer's Report:

Savings account balance is \$64,036.42, checking account balance is \$26,538.56. 252 CD's total \$259,097.40 with a cash balance of \$2,246.90.

Accounts Receivables:

We have filed a lien on an addition property this month. This brings us to 2 homeowners who are overdue on their payment obligations and have liens on the property. One property is aged back to 2016. As noted last month the fee for a lien filing is \$200.00.

Homeowner Winter Maintenance Reminders:

Winter maintenance road markers will be the responsibility of the Homeowner. Homeowner must install 3' to 5' orange road markers along the curb edge. On straight frontage, install a stake every 30 feet, on curved frontage every 15 feet. Morrison Property Management and/or WPCA will not be responsible for any lawn damage if the Homeowner does not stake the property's curb edge.

Trash Collection:

GFL has agreed to keep are current rate and postpone the upcoming rate increase until next April. Further discounts will require WPCA entering an agreement to pay a single invoice for all properties and include the Trash collection in our annual dues. Dues would increase accordingly. We will disseminate more information and a proposal in the upcoming months.

Road Maintenance:

Crack sealing of all roads was completed this past week. Thanks to Dan for taking care of this.

Architectural:

We had six inquires and six reviews since last report. Lot 27, 46, 69, 93, 97, 97.

Compliance:

We had five inquires and five reviews since last report.

Please remember that we live in a community that is purposely governed by its by-laws and covenants. Maintaining our neighborhood's standards and beauty benefits all of us. It also helps to maintain and improve our property values. The Board is chartered to enforce these by-laws.

Property Maintenance: There are still a couple of outstanding lawncare issues. Weeding and grooming is appreciated. Your help is appreciated.

Use of roads: Using our roads as a staging area for delivery of new building materials or removal of debris is prohibited. Please do not dump materials on the road. If you are removing old cement, asphalt, or other household debris, it should be loaded directly into the trucks being used to haul it away. New mulch should also be delivered onto the homeowner's property. Please contact the Board, if you have a special need, and want to request a review.

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.

Other 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.

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