



## Whispering Pines Condominium Association

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Dear Homeowners and Residents of Whispering Pines:

As our yards fill with leaves, along with days becoming shorter with a chill in the air and autumn decorations abound, we are reminded that fall is upon us, and the holiday season has begun. As we anticipate the bustling and perhaps, the inevitable anxiety of rushing around to plan the perfect holiday event, we are reminded of what we are thankful for and what celebrations awaits through whatever traditions in which we participate.

With Halloween only a few days away, we know our neighborhoods and streets will soon be filled with spunky young Trick or Treaters in full costume rushing from one house to the next determined on getting that ultimate prize to drop in their sacks or buckets. And certainly, there will be many residents who will host family, friends, and others to celebrate the night.

As such, this becomes a good time to talk about the importance of traffic safety in our community and what has been done through homeowner input and Board action.

Earlier this year, with concerns raised by several residents along the north end of Rolling Greens Drive about speeding motorists, and as a result of a single vehicle accident, the Board established a special committee to look into "traffic calming methods" which may be available to mitigate the dangers of this conduct.

After a thorough assessment based upon input from homeowners in the affected area, two special meetings with residents, research, and discussions with those in government agencies, including law enforcement, the Board unanimously approved the installation of a speed hump near the McGregor Pond, as well as repair and repaving of two existing speed humps, one in the south-end of Rolling Greens Drive and the other on Fairway Drive.

To undertake the approved work, the Board contacted several asphalt companies for price comparison and received two estimates. Although the Association Budget didn't provide for this project, Action Asphalt did the work at no charge.

At this point, the committee continues to investigate additional signage that may further deliver on improving safety on our roads. Additionally, we will monitor and assess the new speed bump in terms of its effectiveness including dimensions and consider any needed modifications in the Spring.



Our Traffic Committee will continue its work as needed for the entire community. However, we all know that is not enough. Driver safety and courtesy is essential. It is not too much to ask that drivers follow some commonsense rules and courtesies when operating a motor vehicle in the Whispering Pines community.

Please take a moment to consider the driving tips below and share these with all members of your household who drive.

Driving slowly and safely in Whispering Pines: By driving in our community (a residential area), we are driving past homes, driveways and play areas. This warrants our undistracted and careful attention by driving slowly and safely on them.

- Stopping at posted stop signs: Remember that we are required to fully stop at our community stop signs, the same as when driving outside the subdivision. This is meant to protect, not frustrate.
- Speeding: As you know, the **posted** speed limit in the subdivision is 25 mph. It is **not** the minimum speed in our community. The state of Michigan employs the Basic Speed Law principle which provides that motorists must operate their "vehicle at a careful and prudent speed not greater than nor less than is reasonable and proper, having due regard to the traffic, surface, and width of the highway and of any other condition existing at the time" (such as time of day, weather, other traffic and presence of pedestrians). Thus, traveling at or even below the speed limit, depending on the circumstances can be a violation of the law and considered an act of unsafe driving.
- Presence of Pedestrians: The best reason to drive slowly and safely, is the presence of pedestrians and particularly children. But don't forget our pets. As our community welcomes younger families, we can expect we will encounter more young ones out and about walking, running, riding bikes and the like.
  - A special note about children: One thing that is evident in the law for drivers is that we are charged with a higher duty of care when it comes to children, especially those in the age category between 5 and 9. They are at greater risk because they are smaller and less predictable. The presence of one child is a warning to us as drivers to exercise greater care. In a residential area, we are expected to do that.
- Protect against distracted driving: Careful and safe driving begins before you move your vehicle. To many of us, we get caught up in the daily grind and out of habit forget to put aside the distractions (cell phone, lists, coffee cup, etc.), before backing out of our driveway. A minimal effort to eliminate this demonstrates courtesy and respect for those we encounter on that short drive out of the subdivision.

#### Other Safety Measures

- Package/Parcel Delivery Vehicles: We all expect to see an increase in the volume of



delivery vehicles soon. Please note that the Board is taking steps to communicate with their companies to remind their drivers to be respectful of our community by controlling their speeds and handling of their vehicles.

- Reporting Unsafe Driving: We believe that all of us share the common desire for safe roadways in Whispering Pines. We need your help to meet this goal. Please do not hesitate to email the Board if you see a vehicle or know the person in the vehicle who is either speeding or not driving in a safe manner. Please provide as much information as you can including the date and time of the occurrence, a description of the vehicle (make, model and license #) and details of what you saw. We will keep the report confidential as to your identity unless authorized to disclose. Be assured that the Board will address the problem with the individual and take what action that may be appropriate.
  
- Increase Ice Salting: We have added more coverage as well as frequency.
  - REMINDER: Snow marker stakes. Please remember to install 4-foot-tall fiberglass stakes/poles at the curb edge at approximately 20 feet apart on straight curbs and 15 feet apart for curved curbs so lawn or sprinkler damage from the snowplow doesn't occur.

We greatly appreciate your efforts to help keep Whispering Pines a most safe and enjoyable place to live.

Best wishes for a safe and joyful holiday season.

Respectfully,

*Board of Directors of Whispering Pines Condominium Association*