

Cumberland Hills Subdivision Association
Annual Meeting Minutes
2015 May 19th 7:30pm Hamlin Elementary

- I. Welcome and Introductions: Vice President Jason Carlock welcomed all Homeowners to the Annual Meeting.
- A.** Roll call : Present: Jason Carlock, Vice President; Terry Goodhew, Jeff Erman, Treasurer; Karrie Yukon, Secretary; Becky Shosey, Event Chair; Marge Kelly, Welcome Chair. Absent: Julie Raikes (Excused); Late: Susan Bowyer President, Resident guests: Lloyd Bartley, Ken Feldbush, Evelyn Bradley, Carl Summer and Cheryl Soloman.
- B.** Approve minutes from last meeting: Minutes approved from April 21, 2015. First by Becky, second by Terry, motion passed unanimously.

II. Announcements & Updates

A. *Becky*- Events committee: Events this year included: An Easter Egg Hunt, Bike Parade, Fall Festival, Parents night out, and Kindergarten round-up play dates at Hamlin Elementary. All events were well attended and good times were had by all. Weather proved to be a challenge at the Egg Hunt and the Fall Festival. Hot dogs, snow cones, and punch and cookies were provided to attendees and were appreciated. Bounce houses, petting zoo, face painting and egg gathering were beloved by the children. Becky is retiring from the Board. Christine Larkins will coordinate the Fall Festival for 2015. She has not made a commitment to the Board. Kindergarten play dates for 2015 are: Wednesdays: July 22 and 29 at 11 AM; Mondays: August 3 and 10 at 6 PM; Fridays; August 14 and 21 at 10 AM; and Saturdays: August 8 and 22 at 10 AM.

B. *Karrie* - Contests: Contests this year included; Landscaping, Snowman, & Holiday Lights. Winners for Landscaping were: 463 Coldiron; 2272 Cumberland; 238 Union and 2148 Warrington. Holiday Light winners were: 771 Kentucky; 2200 Warrington and 2019 Highsplint. Winners received gift cards to either Home Depot or Lowes. Holiday winners also received gift cards for local restaurants. Unfortunately, no Snowman entries were received.

C. *Margie* - Welcome committee for new homeowners

New homeowners or renters, receive a Jam & cracker package from the Subdivision, Subdivision Directory and the current newsletter. Also delivered is a Welcome Packet provided by The Chamber of Commerce. Margie will leave a small note card on the door if no one is home at the time she visits.

In 2012 there were 13 sold homes; 3 leased homes – average sale price was \$173,403

In 2013 there were 25 homes sold; 1 leased home – average sale price is \$224,199 – with an increase of \$50,796!

In 2014 there were 22 sold homes; average sale price is \$234,085 – an increase of \$9,886!
2 homes have already been sold in 2015.

Garage Sales June 19- 21 (Thursday to Saturday). Signs will be placed at Rochester and Wabash to direct shoppers. Hamlin Road will only allow east bound traffic during construction. This may hinder success of sales. Becky will post the event on the Mom2Mom sale website. Keep your doors locked and cash at a minimum during your sale. It is wise to have two people running the sale at all times.

D. *Terry*- Sump Collection and Pond maintenance & *Hamlin Road Widening*

We have a new online community. Go to <https://nextdoor.com/> to join. Safety and security information is posted by residents. The big news in the last few weeks has been theft of premium 22" hubcaps from vehicles. Please leave porch and carriage lamps on at night, park your vehicles in the garage and keep shrubbery trimmed low to help deter theft. Please call 911 if you suspect any covert activity in the subdivision. Terry noted that local car dealerships have seen a recent rash of theft of premium wheels as well.

Pond maintenance - Trees are being regularly cut so they don't grow and impede the flow of water. The cattails are being cleared from in front of the inlet and outlet areas so the water flows naturally. The bare dirt areas are being seeded so the dirt does not run in to the ponds and fill them up. Cumberland and Warrington ponds are working well. Terry also walks the commons regularly. He notes repairs and unusual problems with the commons. Luke Loveland helps keep our detention ponds in good working condition.

CHSA is responsible for the maintenance of the storm water system which consists of:

- 3 detention ponds
 - Approx. 145 catch basins
 - Approx. 16,000 feet of storm sewer pipe
- We have completed the power washing of all the 8-inch linear piping in our sump collection system. Plus 140 catch basins were all so cleaned out. There was plenty of sediment blocking them up. Very few plant roots were seen in the pipes. The system drains water from homeowners basement sump pumps and surface water from backyards. The city has responsibility for the catch basins and sewer pipes that are located directly under the street

Hamlin Road widening will begin June 15, 2015, and completed by Labor Day. The road will be widened to three lanes, this includes a left turn lane. Water main will be replaced on the north side of the road, and a safety path will be added. The road will have curbs and better drainage. Traffic will be alleviated with an extended left hand turn lane at Hamlin and Rochester. This should prevent severe backups for eastbound traffic.

E. Jason – Website, New Stores, Trees, No Haz, Neighborhood watch, & Front Entry

The Cumberland Hills website can be found at <http://cumberlandhills.org>. It is updated regularly, and ads for residents are free. Join us on Facebook, Twitter and Nextdoor as well.

New stores are moving into Rochester Hills. Fresh Thyme at Hampton Plaza. McDonald's, Pet Store and Einstein Bagels at Auburn and Rochester Rd. Steinmart will be occupying the former Border's location.

The City has a tree planting program for 2015. Trees are free if planted on City right of way, 10-16 feet from the curb. This program is to celebrate the City's designation as Tree City USA. Please call the City for more information. Jason is working with the city to have 18 free trees planted on Hamlin Road between Avonstoke and Juengle.

No-Haz will be at Oakland University on June 6, 2015. A fee of \$10 will be collected from each car. This is a perfect way to dispose of old paint and hazardous chemicals from your home. Carpooling with friends and neighbors is a great way to save money.

Jason reemphasized that residents can call 911 or the non-emergency number (248)-858-4950 if they have a suspicion that a crime is being committed. Soon Oakland County will enable texting for emergency purposes.

We have two resident volunteers that help take care of our front entrance area. They do a spring and fall clean up, as well as planting flowers in the spring. On May 22, our water will be turned on for the front entrance.

F. Jeff – Directory & Treasurers report & 2014 Budget

The subdivision directory will be printed on July 27, 2015, and delivered in August. Any corrections should be directed to Jeff at: jeff_erman@excite.com.

We have \$36,201.24 in our Comerica checking account, one CD for \$15,271 and \$10,001.76 in our detention pond savings account. The total assets amount to \$64,469.44. There are currently 109 outstanding dues for 2015. Approximately 35 homes owe dues from past years, for a total of \$17,590.73 delinquent dues. Jeff is looking into placing a note on the home owners credit rating to help clear up the outstanding dues. Jason noted that other subdivisions are already doing this, and have had success.

Jeff and Terry estimate that we will need approximately \$76,000 to clean out our detention ponds. This is something we should complete on our own, as it would be more expensive to have the City do this for us. This is why our fund balance is high, we anticipate this project to be in the near future.

Proposed budget has the largest expense for the cutting of the 22 acres of commons, including cul de sacs.

G. Susan- Update on Cumberland Pointe, Don't drill the Hills & Festival of the Hills

Lombardo Homes will begin the Cumberland Point Subdivision to our west, connecting to Corbin Road, off of Kentucky. This subdivision will impact the traffic in our subdivision. Corbin Road will be curved and include speed humps to help deter speeding. Opening of this road is still a couple years away.

Due to the construction on Hamlin Road, the City has agreed to postpone construction on Lake Ridge. This will allow residents to exit the subdivision to the west.

Crestline Road, north off of Hamlin, will be upgraded from a dirt to paved road.

Homeowner from Torrent Court asked if there are any plans to upgrade the Court. Jason was not sure, but will contact Paul Schmenko at the City to find out details. Perhaps the Court could be added to the 2016 plan.

No Drill the Hills update – Drilling will only be allowed off of Crooks and M-59. Residents are still concerned with groundwater contamination and possible sinkholes as a result of the drilling.

Mayor Barnett is running as a write-in candidate for Mayor in August.

Festival of the Hills is June 24, 2015. Traffic is sure to be congested on this day.

III. Comments and Questions from Homeowners

Homeowner expressed that the widening of Hamlin Road is very sad. He is concerned with weight limits and feels that Hamlin will now become the M-59 cut through alternative for Shelby Township residents.

Homeowner wanted to know if we are allowed to have sheds and fences in our subdivision? The answer is no, temporary structures and fences are not allowed. Our bylaws were written by the developer and the City to ensure a beautiful neighborhood. No fencing is permitted on the lot line. Fences for pools are permitted per the City ordinance, these over rule our bylaws. Small dog enclosures on the side of the house are not strictly enforced. (There are 2 homes (Cumberland and Torrent) with split rail fencing around their property, these were grandfathered in, but when they sell these should be removed.)

IV. Announcements.

Retiring Board members: Susan Bowyer and Becky Shosey are retiring. Congratulations and thank you for your efforts.

Jason Carlock became the President, Terry Goodhew became the Vice President.

V. Adjourned at 9:02 PM

Next Official Meeting will be September 2015