

Minutes of the Cumberland Hills Subdivision Association Meeting
September 16, 2014 7:30 p.m.
City Hall

I. Welcome and Introduction

- A. Present: Susan Bowyer, President; Jason Carlock, Vice President; Jeffrey Erman, Treasurer; Julie Raikes, Member at Large; Terry Goodhew, Member at Large; Karrie Yukon, Secretary; Becky Frank-Shosey, Events Planner; Marge Kelly, Realtor. All members present.

We welcome our resident guests:

Evelyn Bradley and Ken Feldbush – Cumberland

Rob Brummet – Elkhorn

Paulo Brito – Torrent Court

- B. Minutes were approved with the following changes placed by Becky Frank-Shosey. Becky requested \$350 for the Bike Parade and \$950 for the Fall Festival.
- C. Discussion concerning the open positions on the Board for the retiring members: Dennis McKeough, Vice President and Carolyn Wills, Secretary. Jason Carlock agreed to replace Dennis as Vice President and Karrie Yukon agreed to replace Carolyn as Secretary. Motion to approve made by Susan: First by Karrie, second by Jason, all in favor, motion carried.

II. Announcements & Updates

A. Treasurers report

Jeff presented the Treasures Report. We currently have \$29,456 in checking and \$15,000 in a CD for the General Fund. Susan requested that we transfer \$10,000 from checking into a new CD so that we would then have \$25,000 for the retention pond fund. Thanks to many home sales over the last year, many delinquent dues have been paid. We currently have plenty of funds to get us through to the end of December 2015. Dues will be sent out in the January 2015 newsletter.

has added seven (7) new liens against properties in the subdivision at the Oakland County offices. One (1) lien was removed, and one (1) more will be removed in the next couple weeks.

Jeff reported that some homeowners renting out their homes never receive the Dues Notice. Susan suggested that Jeff send a dues notice directly to the homeowner at their “permanent” address, and send the newsletter to the “renter”. Jeff agreed. Everyone agreed that the current Treasurers Report was in great order. Jeff is doing a great job keeping track of the books.

B. Events Updates

Becky reported that the Bike Parade was great fun and we had a good turnout. The Fall Festival was scheduled for Saturday, September 13, 2014, but was postponed due to inclement weather. It is now scheduled for September 20, 2014 from 4-7:30 p.m. Becky has Chamberlain Ponies coming out along with their petting zoo. Laguna Games will be here with bounce houses, a surf simulator and bubble machines. Becky would like some volunteers to help, as the hot dog vendor is not able to accommodate the date change. Terry will be there, and Susan contacted Beth Giles and Carolyn Wills to see if their kids can help out.

It was noted that the delivery company for the port-a-potties left significant ruts in Cumberland Commons and also got stuck. A truck was called to help and the ruts became larger. Terry, and his neighbor, were kind and went and filled in the ruts. Terry will follow up with some grass seed later.

Becky's next event will be the Easter Egg Hunt in 2015!

C. Newcomer Update

Margie reported that the property values in Cumberland Hills continue to rise. The 2014 average is: \$224,351. The 2013 average was: \$224,199. There have been fifteen (15) homes sold in the subdivision and no rentals since her last report. There have been two (2) short sales this year. Margie will give a report to Susan regarding all sales since July, 2014. Susan will deliver Welcome Packets to new homeowners. She will also remind them of our policies.

D. Review Action plan items

1. Lawn maintenance and front entrance
Jeff will send out lawn maintenance bids to Premier Lawns, Mulvanes and one other vendor. Susan will email him the contracts we have used in the past.
2. Fall retention pond and commons clean up
Susan will contact Roman and Cole to help with this task.
3. Review Board Insurance Quotes
We will keep our insurance going.
4. Snow shoveler for front sidewalk
Roman and Cole will be contacted.
5. Lights for front entrance
Lisa and Linda will take care of decorating the Cumberland Hills subdivision sign. Premier will be contacted to take care of lighting the trees.

III. Comments and questions from homeowners

Paulo asked if we could ask residents not to park on the streets during the winter. Torrent Court had several problems with cars and snow/ice during the winter of 2014. Susan let him know that only the City of Rochester Hills can declare a Snow Emergency asking residents not to park in the streets. Susan agreed to place an article in the next newsletter asking residents not to park in the street if a blizzard is coming. This will help all residents navigating the roads in the subdivision.

Rob asked about the sprinkler situation after the street repairs in the subdivision. Susan reported that the City of Rochester Hills notified all residents on Cumberland that after the road construction was complete residents were responsible for reconnecting their own sprinklers. This is because the City contracted the whole process out. Susan will put a note in the newsletter regarding this matter.

Susan reported that her catch basin is retaining quite a bit of water. If the situation does not improve she may ask to have the line cleaned of any blockages.

IV. New Business

A. Fall Newsletter

Jason will write an article about bikes, and email it to Susan. Newsletter target date is mid-October. Margie noted that October is Fire Prevention Month, and that should be noted in the newsletter. A note will be placed in the newsletter about how our dues go maintaining the sump collection system which includes the detention ponds.. We want to make sure the residents know what the dues collected are used for.

Corbin Road, in the new Cumberland Pointe Subdivision, will be closed at our subdivision until at least 85 to 90 percent of the subdivision is complete. Before the opening, Corbin Road will be resurfaced and have speed humps installed.

Hamlin Road construction is scheduled to begin in 2015. The City suggested to a homeowner that trees should be planted to buffer the noise for the 18 homes affected in Cumberland Hills. Each tree is \$125. Trees could be planted between the Hamlin Road and the safety path. The City plans to install flashing white lights at the cross walk for Hamlin School. Students will press a button to activate the lights. Motorists will then be alerted that people may be in the cross walk.

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VII. Adjourn

Meeting was adjourned at 8:41 p.m. The next meeting will be October 21, 2014 at 7:30 p.m. at City Hall.