



August - September 2015

2015 – 2016 BOARD OF DIRECTORS

President:	Lynn Kocan	248-349-2114
Vice President:	Colleen Schultz	248 421-7556
Secretary:	Andy Kawada	248-449-9075
Treasurer:	Tom McDougall	248-946-2666
Architecture:	Ruth Kawada	248-449-9075
Civics:	Amy Jones	586-484-3831
Parks:	Sue Subject	248-348-4477
Ecology	Bill Smedley	313-205-2029
Social:	Jann Pascoe	248-946-2657

Webmaster **Bob Rozelle**

President's Report – Lynn Kocan

Summer's finally here--it brought the heat! We held our annual meeting and election in June. Many, many thanks to the board members transitioning off: **Ryan Byrd, Steve Savela, Bill Clements and Doug Pascoe**. Their dedication to the betterment of the subdivision has been admirable. We are also grateful for the continued service (beyond their term) of **Andy Kawada and Jann Pascoe**. Joining the remaining board members (**Lynn Kocan, Ruth Kawada and Amy Jones**) is a first-time member, **Bill Smedley**, and "seasoned" board members: **Sue Subject, Tom McDougall and Colleen Schultz**. There are many projects we are looking at that need to be prioritized (i.e., tree trimming, new playground equipment, entranceway upgrades). We look forward to a great year. Just a reminder, you are always welcome to attend any board meeting. **Our next meeting is Wednesday, September 9 at 7 pm.** Just let me know that you would like to be there.

Hope everyone is able to attend the annual picnic on Saturday, September 12. We've had a great turnout in past years and would love to see you there.

As you know, our garbage pick-up day has been changed to Wednesday and trash bins have been delivered to everyone. If the 95 gallon trash bin is too large, residents can swap it for a 65 gallon bin by contacting **Advanced Disposal at 248-349-7230 x-1007**, or cynthia.seay@AdvancedDisposal.com. As a reminder, trash should not be put out until at least 6 pm Tuesday night.

As we discussed at the annual meeting, we are looking where we can minimize costs. Therefore, we wish to do more communication electronically. For most of the residents, you are receiving this newsletter via email. You do have the option to have a printed copy delivered to your home. Just call a board member to be put on the list.

Vice President's Report – Colleen Schultz

I'm looking forward to serving on the Board again. It's been a few years so I will need your help to keep the Board updated of any new residents who move into our beautiful subdivision. I will make sure they are "officially" welcomed. Also, if you hear of the passing of one of your neighbors, please let me know – we want to extend our condolences. Please contact me at any time.



Welcome to our new neighbors at: 22616 Penton Rise Ct – Roger Borges and Denise Snabes, Jason (14), Jordan (17), Nicky (27), Erin (26) and Holly (21). They moved from Farmington Hills.

The City held a Public Information Meeting regarding the draft of a City Ordinance which would move Novi to a single trash hauler system. Topics discussed were:

- keeping the price the same or less than what we are paying now directly
- Size options of roller and recycling bins
- Pick-up of larger item such as refrigerators, couches, etc.
- Semiannual billing - with or accompanying the tax bill



Meadowbrook Lake

The RFP process begins in September, the contract will be awarded in late fall and the program launched in spring 2016. For additional information, please go online to www.cityofnovi.org or contact City Staff at City Hall.

Secretary's Report – Andy Kawada

As was mentioned earlier, the MBL Board has decided to send out the MBL Newsletter electronically via email. (Newsletters are also available on the MBL website at www.MeadowbrookLake.com) If you have not already done so, please provide me with your email address. If you would still prefer to receive a printed hardcopy of your newsletter, please also contact me.

Treasurer's Report – Tom McDougall

At the Annual Meadowbrook Lake Subdivision Meeting on June 11, 2015, the budget for the 2015 – 2016 fiscal period was passed by its attending residences. Also reviewed, were the results of the 2014 - 2015 financial reports and the MBL Policies.

Annual Association Dues for the period July 1, 2015 thru June 30, 2016 were due July 1, 2015.

Current year Association Dues Invoices were mailed during the last week of May 2015. For those residences that had not remitted their dues by July 1, 2015 a follow-up invoice was sent on July 14th. If any resident did not receive an invoice for the current year, please contact the Treasurer and an invoice will be forwarded to you. Also, if you are unsure of your current payment status, please contact the Treasurer to confirm your balance. Otherwise, please remit your entire outstanding balance as our neighbors depend on one another to support the Meadowbrook Lake Subdivision community.

Thus far, 145 or 97.3% of the 149 eligible residences have remitted their dues.

In accordance with the Meadowbrook Lake Subdivision policies, HOMEOWNERS ASSOCIATION LIEN(s) will be filed with the State of Michigan, Oakland County Register of Deeds on any property that is over six months in arrears.

For those residents experiencing financial hardships, please contact the Treasurer to arrange for a workable payment plan to bring your account status to current and avoid further collection efforts and/or liens placed on your property.

Annual Subdivision Dues are used for: continued beautification, improvements and increasing the safety of our park/common areas. Other examples include the funding of insurance and sponsoring social/family events throughout the year. These types of expenditures coupled with the volunteer help of your neighbors, provides a wonderful community and place to live. Your prompt remittances are greatly appreciated.

Architecture's Report – Ruth Kawada

Please remember that you need Board approval when changing the façade of your house, adding on to your house, or adding a pool, among other things. (The City of Novi will not sign off on plans without Board approval.) Any changes made without Board approval, or against the subdivision by-laws may be forced to be taken down. To avoid any potential issues if you are considering an external project and have questions, please contact **Ruth Kawada at rak48375@yahoo.com or (248) 449-9075.**

Parks – Sue Subject

We really appreciate all the work that Bill Clements has done to keep our Park looking top notch!! It is all the extra little things that he and his wife, Ann, have done through the years that have really made a difference!

For Parks, we are working on the following:

1. ****IMPORTANT**** We are in need of someone to snow blow the park sidewalk this winter (paid per time completed). Dan Savela who has done this for us in the past years is going off to college. Thanks Dan, for all the work you did and we wish you the best at college!! If anyone else has a snow blower and is interested in continuing this task, please contact me! It is always so nice to be able to walk through the park even in the winter!!
2. Looking into purchasing 2 hard seats for the swings to replace two of the soft ones as requested at the annual meeting.
3. Following up on getting electricity to the monuments.
4. Still investigating the possibility of getting new monuments.
5. Following up on getting the oak trees (especially on the north end of the park) trimmed in late Fall – after we've had some frost to ensure the trees are done growing for the year.

Please be mindful of your dogs' waste so we all can enjoy our park without having to worry about where we step!



Meadowbrook Lake

Social's Report – Jann Pascoe

Neighbors, mark your calendar for the MBL picnic in the park on **Sat. Sept. 12, 2:00- 6:00**. This year's food fare will be pulled pork and hotdogs, accompanied by delicious vegetable and fruit sides. Water will be provided, or bring your own beverage of choice. There will be fun for the kids, and a great opportunity to meet up with neighbors. Instead of RSVP, please make sure you sign in under the tent, if you attend the picnic. There will also be a signup sheet, if you have interest in participating with the Board. See you there!!!

Civic's Report – Amy Jones

The month of September kids are going back to school so please watch out for speeding cars around bus stops in the morning or afternoon. If you see someone speeding, please try to take note of the license plate and contact the Novi Police. I would also appreciate it if you would let me know so that I can report it to our police liaison.

Please also make sure to lock your cars at night so nobody can steal things out of your car. Also, get to know your neighbors and please watch your surroundings of people walking and driving in the neighborhood. The more people you know in your neighborhood, the more everyone will watch out for one another.

Ecology Report – Bill Smedley

Greetings friends and neighbors, I am excited to be joining the Meadowbrook Lakes Homeowner's Association Board in the Ecology seat. I earned my degree in Environmental Science at Michigan State University (Go Green!) and currently work in the Environmental Industry. My wife and I have become birders since moving in and have developed a list of different species we have observed in our backyard and in the neighborhood. I look forward to learning more about the ecology of this awesome neighborhood my family and I have come to love.

As the Ecology chair, my main responsibility is to take samples of our lake to monitor e-coli levels. The most recent samples were taken on 5/27/15. E-coli levels were as follows:

Park (west side) – 241

Park (east side) - 326

Safe swimming levels are five samples over a thirty day period with average readings less than 125 and no samples above 235.

Please feel free to contact me with any questions or concerns.

Save the Date!!!

**Saturday, September 12, 2015
from 2:00 to 6:00pm**

**Meadowbrook Lake Sub division
Annual Picnic in the Park.**





Meadowbrook Lake