

Sumpter Forest Homeowner's Association



Fall Newsletter

August 2019

Falling Leaves

The Sumpter Forest Homeowners' Association hopes everyone had an enjoyable spring and summer and wishes everyone a safe fall and winter.

Drivers, please observe the 25-mph residential speed limit and please consider reducing your speed during inclement weather, especially when ice and snow cover our streets.

New Board Members Wanted

We are looking for volunteers to join the board this year. If you'd simply like to help with ongoing board activities or if you have new ideas you are interested in implementing for Sumpter Forest, we would like to hear from you. The board meets no more than once a month and board members volunteer only for the items they want to handle. If interested, please contact any board member so we can ensure your name will be on the ballot next year.

HOA Dues

The Board has worked diligently to keep our HOA dues manageable. As many will remember, dues were \$200 20 years ago and were decreased to \$175 in 2006. In 2013, the dues were further reduced to their current amount of \$165. Between increasing costs for utilities and our contractors and some unexpected expenses (sprinkler work on the Luchtman berm and our share to maintain the Penzien Farms retention pond), we had a shortfall of nearly \$17,000 last year. To help offset these expenses, dues for 2019 will increase to \$200 per household. The additional \$35 will increase our coffers by \$10,080. We are hopeful that we can mitigate some of the recurring costs to avoid any future dues increase.

Announcements

We would like to remind all homeowners who live on the berms, both Luchtman and 25 Mile, that any dumping of garbage or yard waste is a violation and could be fined. Dumping also makes conditions dangerous for the people hired to do work on the berms. Lawn mowers could be damaged and send objects air born and cause damage to homeowner's property.

In the past year we have received several calls regarding neighbors running business out of their home. Please, if you do run a business from your home, consider the effects such as commercial vehicles and business signs have on your neighbors.

We have also received complaints about residents driving ATVs in the subdivision, frequently with multiple riders. In addition to not being safe, they are not street legal. Please ride your ATVs in properly designated areas. In the past, we have also had complaints about residents riding their snowmobiles on the street and lawns. Please remember these are not street-legal machines.

Pet owners, if your pet makes a deposit on a neighbor's lawn, please make a corresponding withdrawal! Thank you for your courtesy.

Neighborhood Watch

We've been fortunate to have been relatively crime free. That said, it pays to be vigilant. The Macomb County Sheriff Department offers the following suggestions: report any and all activities. If something doesn't look right – such as a strange vehicle in front of your neighbor's home – call it in. Be smart about what you share on social media. Criminals frequent these sites and announcements of a new large-screen TV followed by announcements of an upcoming trip are invitations to visit your home. Inform your neighbors and the Sheriff Department if you'll be away for a few days. Lock your car at night to keep valuables safe and remove garage door openers if you will be away for an extended period. Thieves can break into your vehicle, then enter your house via the open garage door. Finally, if you have an alarm system, consider arming it.

Violations and Concerns: RV's, Boats, Snowmobiles, Mopeds.

The board understands the need to maintain recreational vehicles and the associated time it takes to perform routine maintenance. Please remember, however, that any recreational vehicle will be in violation if it remains in the subdivision for more than 24 hours. This includes trailers, boats and campers. This is not only a violation of our by-laws, it's also a violation of township ordinance. Our subdivision is located in proximity to the township building and officials come through quite frequently. Township fines can be in excess of \$500. Your cooperation is greatly appreciated.

Street Light Repairs

Report street light problems to DTE Energy 1-800-477-4747 follow the prompts to "report a problem". You can also use the DTE website: www.dteenergy.com or the DTE app. It's helpful to have the number which is stamped in yellow on the light pole and a nearby street address.

Visit Our Website

With so many homeowners selling their homes, we've made it convenient for you to request a status letter. Simply fill out the form on our website: <http://sumpterforest.com>. The website also contains our bylaws and covenants and restrictions and ways to reach the board.

Current Homeowners Association board members:

Debbie Lico, President – 586-677-7070

Denis Lentz, Vice President/Treasurer – 586-677-4164

Nick Lico – Secretary/Treasurer – 586-677-7070

Jim Crawford – 586-677-7033

Lisa Kennedy