

Monday, May 19, 2025 HOA Meeting Minutes

Location: Matt's Home

Date: May 19th 2025

Call to Order: The meeting was called to order at 7:22 pm

Roll Call: Matt, Melissa, Christine, Greg, Monika, Patrick, Brennen

Residents' Forum:

Fencing: Sean: Submitted a request for a 6-foot fence around his pool. A discussion was held, and the Board agreed to send him the architectural guidelines for reference. The Board will also look into relevant pool regulations with the Township.

- Melissa to send a note: In West Bloomfield Township, private swimming pools, spas, and hot tubs with water deeper than 24 inches must be completely enclosed by a fence or barrier at least 48 inches high. Pool gates need to be at least 54 inches high and have a self-latching/self-closing mechanism on the pool side. Additionally, all yards containing swimming pools must be completely enclosed by a fence not less than 4 feet in height.
- Boarded voted to approve the alignment of 5 ft. (60 Inch) to accommodate the township gate rule and have that be a consistent look. Unanimous. The Style still needs to align with shadow boxing rules.

Elaboration:

- **Fence Height:** The minimum height for pool fencing is 48 inches (4 feet).
- **Gate Requirements:** Gates must be at least 54 inches high and equipped with a self-latching/self-closing mechanism located on the pool side.
- **Location:** Swimming pools are not allowed within easements.
- **Permitting:** Permitting requirements for pool construction and fencing may vary, so it's important to consult the West Bloomfield Township's Building Department.

For more specific information about fencing regulations and permit requirements, residents can visit the [West Bloomfield Township website](#) or contact their building department directly

Jeff: Split Rails and Sign - Greg was able to patch | Greg looking into sign companies to three bid.

Margary: Hole Probable cause was drainage. Greg as a neighbor filled the hole. This was not the responsibility of the HOA.

Officer and Committee Reports

Treasurer's Report – Monika

- May Report Voted all in favor and will need a 5th vote for approval. Monika to send a note for the vote. Unanimous Yes
- Add a line with discretionary (All in favor | approved)

Partnerships and Vendor Relations – Greg

- Water: Greg submitted a request to be added to the township list in March. Sprinklers
- True Green: Fertilizer service planned; confirm timing (April).
- Landscaping Vendors: The Board is considering both American Landscaping and Richardson for next year's services. Richardson submitted a competitive bid, and we hope to continue conversations with them. The consensus was to retain American Landscaping for a third year based on their strong performance and existing partnership. Additionally, it was discussed that if the Board ever transitions to a new contractor, we should continue using Brownwood mulch rather than black mulch.
- Brick Work: Vendors to be contacted via email (South Pebble Creek area). Greg to send photos for quotes. Pricing info

Beautification & Community Engagement – Christine

- BBQ & Ice Cream Social: Scheduled for May 30th Host to be Brennan home.
 - Set-up (5)
 - Monika to buy hotdogs, buns, icecream,
 - Paper Product - Christine
 - Melissa - Yard waste bins for trash bins
 - Will have a sign-up for spring planting June 29th
 - Coloring Books and Crayons
 - Folding Tables (Chairs, and blankets, benches)
 - Grill - Monika
- 2 Clean ups - Additional landscaping discussed at entrances under review (issue: irrigation). Discussion included drought-tolerant vs. deer-repellent plants. Trialing ornamental grasses.
- Upcoming Events:
 - **Community Meeting: June 10, 6:00–8:30 PM (Monika reserved the school)**
 - Fundraising Garage Sale: June 28 (Last weekend in June) Tentative
 - Spring planting June 29th Tentative.
 - Halloween Event: October. Will have a sign-up for fall clean-up for mid-November.

MISC: Fundraising

- Call for donations to the HOA bake sale.
- HOA tent to possibly include seedling sales, mugs, coffee, and potentially a can collection.
- Possible tie-in with garage sale for increased visibility.

Communications – Matt

- Proposed upgrade to Microsoft account for HOA use:
 - \$90 per year or \$180 for a 1 TB OneDrive plan.
 - *Motion carried unanimously. Purchasing this week*
- Continuing to discuss increasing transparency of HOA guidelines for prospective homeowners.
- Proposal for standard neighborhood welcome materials and architectural guideline check-ins.
- Call The Road Commission - Everyone on the road. If not we can do it ourselves?
- Road Commission and Township to possibly layer the Roads at the main entrances

Adjournment: There being no further business, the meeting was adjourned at 9:18