

March 2010

Dear Homeowners:

The Woodlands of Livonia Homeowner's Association enjoyed another good year in 2009. On behalf of the Board of Directors and our Association, I would like to thank each of these homeowners for their efforts.

- Matt Timinski for the excellent tree trimming on the median by the entrance on Cty. Rd 4
- Arlis and Marge Olson, Ken Grasso, Dick Anderson and Dave Arvidson(IDI Bobcat) for trimming along the trails
- Ken Grasso for always coming to the rescue to repair several electrical problems around the Association.
- Arlis Olson and Michael Fildes for painting all of the signs in the Association for a minimal cost.
- Arlis Olson for keeping our trails free of debris throughout the summer and fall with the Association tractor and blower.
- Joel Rademacher continues to replace, repair and maintain homeowner mailboxes for the Association.
- Robin Carlson and Nancy Jenkins for decorating the Covered Bridge at Christmas.
- Laurie Grasso for updating and maintaining the Association website.
- Arlis and Marge Olson for putting up and taking down our flags at the Cty. Rd 4 and 5th Addition entrances.
- Scott Fildes, Ken Grasso and Arlis Olson for installation of the three association fountains in the spring and subsequent removal & cleaning in the fall.
- Arlis Olson for his continual excellence at being the Association Treasurer and Secretary.
- Mike Jenkins and Christine Imbra for continuing to serve on the Architectural Committee.

A number of projects were completed this past year. The Association continues to repair and upgrade our irrigation system. New fill pumps as well as deeper sand point wells were installed in the front entrance pond and also the Stony Bridge pond on 268th and Woodlands Pkwy.

Cattails were also removed from the Stony Bridge pond to help with water retention for irrigating purposes.

The Association hired Becker Greenhouse to plant and maintain the common area gardens. The homeowners are expected to maintain all gardens on their property. This includes boulevards, signs, benches and lampposts. We all need to participate for our development to continue to be beautiful for our residents as well as visitors.

The Board will be scheduling a Work Day for the Association this spring to do a general cleanup, add mulch to the common gardens and to remove some of the scrub trees by the front pond.

The Association has contracted with Dave Arvidson the past years for cleaning of the trails in the winter. This past year he has added equipment to be able to sand the trails in some of the icy areas.

With the economy as it is, the Association continues to face financial challenges. Several homes have gone into foreclosure. The Board has worked diligently to recover Association dues for these homes as well as homeowners that are delinquent on their dues. Even with these efforts some dues are still in arrears and this has a financial impact on the Association as the Association relies solely on dues to pay for costs incurred to maintain our development. Our Association will need other repairs and improvements over time, some of which may occur unexpectedly. The Board anticipates that several of these projects will require significant resources. The Board continues to devote some of our Association's financial resources to provide anticipated and unanticipated costs. The Association needs a ready reserve of cash in the event of unforeseen emergencies. The Association maintains this reserve in a money market account.

The Board noted an improved trend toward less vandalism in our Association over the past year. There is still some vandalism around the Pavilion area with rocks and picnic tables being thrown into the water. This area will have to be addressed and unfortunately will be a cost to the Association. We urge your continued vigilance in reporting any vandalism that is done in the Association. We appreciate the help of all the homeowners to reduce the costs of vandalism in the Association

We ask that all residents respect their neighbor's property. Snowmobiles are only allowed on the township roads or a marked snowmobile trail. Also motorized vehicles are not allowed on the trails unless they have permission from the Board.

The Board of Directors again thanks all of you who actively participate in our Association's ongoing maintenance and development. We look forward to seeing each of you at the annual meeting to be held at the American Legion (downstairs) in Zimmerman on March 23rd at 7 PM.

Sincerely,

Deb Anderson
President
Woodlands of Livonia Homeowners Association