

February 2010

Dear Woodlands Neighbors,

The Woodlands of Livonia Homeowners Association completed the 2010 budget year with a net surplus due largely to volunteer support, aggressive contracts and fiscal vigilance.

Special maintenance and improvements completed in the past year included:

- Clearing the overgrown brush on the West side of the front entrance pond. (Thank You to Arlis Olson, Dave Lillquist and Joel Rademacher)
- Overhaul and Repairs to the Fifth Addition and Signature Pond fountains.
- Mulch renewal of nearly all the common area gardens on a chilly, windy April morning. (A huge Thank You to Neighbors- too numerous to list)
- Pruning of the Fifth Addition Entrance Trees. (Thank You, Matt Timinski)
- Repairs to the Stony Bridge irrigation pump. (Thank You, Arlis Olson)
- Sale of the utility trailer.

In addition the following individuals should be recognized for service to our neighborhood:

- Paul Chicras and Christine Imbra for their service on the Architectural Committee.
- Arlis Olson for continued work as the Association Treasurer and Secretary.
- Arlis Olson, Deb and Dick Anderson who supported the installation and removal of pond fountains.
- Marge and Arlis Olson for the installation and removal of the flags at our development entrances.
- Laurie Grasso for routine maintenance of the Association website.
- Robin Carlson and Nancy Jenkins for the Christmas decorations on the covered bridge.
- Joel Rademacher for the routine repair/replacement of homeowner mailboxes and street signs.
- Arlis Olson for the routine 'sweeping' and trimming of the Association walking trails.
- Ron Bolin, Joel Rademacher and Marge Olson for assisting with the trail trimming and hauling of the debris.

Vandalism in our neighborhood has moderately subsided. On a positive note, our neighborhood watch group aided the reuniting of four lost dogs with their families.

We would like to remind our residents that snowmobiles and ATV's are only allowed on township roads and marked trails. Please observe this county and township ordinance.

A number of our neighbors have found it difficult to meet financial obligations and adhere to governance of our covenants. The board has exhausted informal negotiations and has elected to contract legal resources as a means to recover overdue obligations and remedy covenant challenges.

Improvements Planned for 2011:

Mulch Renew will provide garden services for planting and maintaining common areas for 2011. Homeowners are reminded that they are responsible for weeding and upkeep of gardens, beds around signs and lampposts in the boulevards adjacent to their property. The board has drafted a set of expectations for homeowner lawn care which will be reviewed at the 2011 Annual Meeting.

The board approved a bid to dispose of the brush pile and a number of windfalls on the back trail; West of the Stony Bridge. The contractor will complete the work in the spring of 2011

In summary, 2010 has given us a great deal to celebrate and also a number of new challenges. The board is prepared to discuss all issues and solicit feedback from our members. Please join us at the annual meeting scheduled for 7:00 PM Thursday, March 31 at the American Legion in Zimmerman.

Respectfully Yours,

Ken Grasso -President
Woodlands of Livonia Homeowners Association