



ABERDEEN

Fall 2018 – Newsletter

<http://aberdeensub.com>

Volume 19 Issue 2

While we stated in our last newsletter that it was the last “printed” copy, we realize that not all Aberdeen residents have submitted their email address for our distribution list and some may not have access to our website. We would like to take this opportunity to review our association commitments, address some concerns and make our community aware of some issues.

Protecting Property Values Is What Our Association Is All About!



One of the biggest advantages of living in a common-interest development is the ability of the Association to **preserve, protect** and **enhance** property values. But, just how does the Board of Directors work on the behalf of the Association to perform those duties? Often, we think of the Association as a collection of rules and regulations limiting personal freedoms and individuality.

However, it is those same rules and regulations that **protect, preserve** and **enhance** the investment each of us have in our home.

If you dust off your copy of the Declaration of Restrictions/By-Laws (DR-BL) and reread them, you will see that the Board of Directors has a precise blueprint on how to protect your investment.

First and foremost, our Association is not just made up of the Board and a few interested owners. It was established as a tax-exempt organization in which **ALL** owners are members. In other words, every owner has committed to become business partners with every other owner in the community. To achieve the primary goal of the Association certain covenants were established by the developer. When we all follow the (DR-BL) we are doing our duty as members of the Association.

Architectural controls and guidelines and procedures for gaining architectural approval were established to promote aesthetic conformity and eliminate architectural changes that threaten the investment of other members of the Association. By following the architectural guidelines and obtaining approval from the Association before any exterior architectural changes are made, we are doing our duty as members of the Association.



Responsibility of Residents

All homeowners should read and understand the Declaration of Restrictions and By-Laws which govern the community. Neighbors should abide by the Declaration of Restrictions and By-Laws for the betterment of the entire community. Proper maintenance of each home and property will assure the ongoing aesthetic quality of our community. When a neighbor-to-neighbor issue arises, please speak directly to the neighbor in question. Concerns outside the realm of the Declaration of Restrictions and By-Laws should be handled by residents and not the Board of Directors.

Yearly Dues Assessments



Yearly assessments are necessary to protect and maintain our community assets and to help provide professional management to assist our community. When owners fail to pay their assessment on time, the Association is unable to meet all of its financial obligations. The result: The degree of property value protection the Association provides is reduced. In other words, even one owner who does not pay their assessment on time can adversely affect how Association business is conducted. When you pay your assessment *on time*, you are doing your duty as a member of the Association.

2019 Dues Increase and Payment Information

There will be a potential increase in our dues starting in January of 2019. Your board has been dealing with several significant Declaration of Restrictions/By-Laws infractions during this last year. These infractions have been reported to the board by residents. These homeowner infractions resulting in legal fees which include; commercial vehicles, boats, trailers, shed, and a fence. While your board does not “police” the subdivision, we are obligated to address concerns and issues brought to our attention. In several cases the infraction has resulted in the need to consult our attorney and have his law firm become involved and therefore all residents assume the cost of these legal proceedings. 2018 legal fees assumed by all residents have surpassed budgetary allocations. We will notify all residents of any possible lawsuits. As an association this becomes all of our financial obligation and has the potential to impact future dues.

Because of these infractions the board had to find alternative means to cover the expense of these infractions. Such as; (1) reduced the amount of time the fountains run for the remainder of the season, (2) elimination of fall flowers at the front entrance, (3) minimal expenditures of holiday lights/décor. (4) 2019 projects have to be re-evaluated and could result in a delay or elimination. This saddens us as a board because over the years most residents have abided by the Declaration of Restrictions-By laws. However, when a resident is reported for violating a covenant, which is clearly documented in our Declaration of Restrictions/By-Laws, and a resident complains, action must be taken. Your board has a legal obligation to enforce the rules of our community and take appropriate action to its fullest conclusion. Please take the time to familiarize yourself with all the Declaration of Restrictions/By-Laws provided to you when you purchased your home. If you do not have a copy, please go to our website <http://aberdeensub.com> where you will be able to download a version.

Since the last newsletter, the board has received some payments from outstanding HOA dues. The board is working with a collection agency to get the delinquent dues paid. As per the Aberdeen Declaration of Restrictions/By-laws, Article IV; a lien has been placed on each property, with Macomb County, for the respective delinquent amount.

As a board we will continue to follow and enforce the existing Declaration of Restrictions/By-Laws. If homeowners do not pay dues, they will receive a notice of past due status. If payment again is not received by the Association, a lien will be filed with Macomb County, at the expense of the homeowner. If payment remains delinquent a collection agency will be retained by the board, to collect past due amounts.



Board Non-Actions

Your board has received some calls and emails from residents who are upset with a variety of situations in their area. Please know that unless it involves a violation of the Declaration of Restrictions/By-Laws, your board has no authority to rectify or moderate a dispute. Many issues are neighbor-to-neighbor and it is always best to go to that neighbor directly and speak to them calmly and respectfully. If it is an issue where a township ordinance or law is involved, please call the Shelby Township Police Department (non-emergency number 586-731-2121) to report.



Dog Leash Ordinance

Several residents have complained about dogs that are unleashed or allowed to wander into shrubs or flower beds. Please be aware that all dogs must be on a leash when being walked in our community.

In fact, there is a Shelby Township ordinance which states:

Section 6-6 of Shelby Township Code Ordinance: ***“It is unlawful for any owner or person with any animal in their custody to allow it to run at large in any public or private place, except on their own property.”***

You may have a very well-behaved dog, but they still need to be on a leash. Even if your dog is on a leash, please keep them off of neighbors’ property as many dogs on long-leashes do wander into bushes and flower areas. This can be very disconcerting for other residents. Also, please be considerate of your neighbors and pick-up any droppings that your animal deposits on any part of our community, private or common area.



No Commercial Vehicles

Please be aware that our Declaration of Restrictions/By-Laws prohibits the parking of commercial vehicles on our subdivision streets or driveways. Article V, Section 9, b: “Commercial vehicles and trucks shall not be parked in The Subdivision, or on any Lot therein, except while making normal deliveries or pickups in the normal course of business.”

Parking Issues

The Board has received resident complaints regarding cars blocking driveways and obstructing mailboxes. As a courtesy to your neighbors and to allow uninterrupted mail, please avoid parking that blocks the ability of our mailperson to drive directly up to mailboxes.

Feeding of Wildlife

The geese population has been a problem leaving deposits not only on the green areas but the sidewalks as well. The signs by the ponds clearly state: “No feeding of wildlife”. Also, Shelby Township addresses this in ordinance #278 Section 6-71 a: ***“No person shall feed, attempt to feed, cause to be fed or provide food for domestic or migratory waterfowl within the Charter of Shelby.”***

Sidewalk Obstructions

Please remember to be kind to pedestrians and bicyclists using our sidewalks. The Shelby Township Sidewalk Ordinance requires that property owners keep the sidewalks clear of debris and branches which could pose an obstruction. The ordinance applies to all sidewalks (front & rear) adjacent to your property. All low hanging branches, shrubs or bushes that protrude into and over the sidewalk need to be trimmed back behind the edge of the sidewalk.

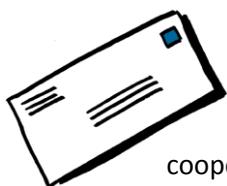
No Soliciting Ordinance



In 2005, Shelby Township’s “No Knock” ordinance amendment became effective, which permits township residents to add their names to a No Soliciting list. This action restricts certain hawkers, vendors, peddlers and solicitors from door-to-door sales at the homes of those residents. The list is then provided to any Michigan-based door-to-door sales people when they apply to the township for a permit to solicit. Exempted solicitors may include out of state vendors, scout troops, religious groups, and some charitable organizations and political groups protected by the US Constitution.

To have your address added to the No Knock List, please call the Clerk’s Office (586) 731-5102, Monday through Friday, 8:30 a.m. to 5:00 p.m. to leave your name, address and telephone number.

In the event you are visited by a solicitor or vendor that is not an out-of-state vendor or advancing a religious, charitable or political cause, you may call our Police Department (non-emergency number 586-731-2121) to report the incident. When available, a Police Officer will investigate, advise, and if necessary, issue a ticket. Please remember to be patient as pertinent police matters must take precedence.



Courtesy Letters

Your board will be sending “courtesy letters” to those residents who may need to respond to a concern, such as a damaged mailbox, debris in their driveway, or trees that need to be trimmed. These letters will seek cooperation regarding any issue that has been brought to their attention.

*When we came to Aberdeen, we were looking for a community.
Then we realized we all need to help to create one.....*
