

## ***Spring 2000***

### **Community Concerns**

As the elected Board of Directors, we are here to serve the Co-owners of Hills of Waterford. As such, the Board is open to all concerns that co-owners are facing. If you desire to contact the Board, please do so in writing to the Board of Directors in care of LandArc. Also, feel free to stop and introduce yourself.

LandArc, Inc.  
4494 Elizabeth Lake Rd.  
Waterford, MI 48328  
(248) 738-2030  
Fax: (248) 738-2031  
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### **Board of Directors/Executive Committee to Design Strategic Plan**

The Hills of Waterford Board of Directors and the Executive Committee are in the process of drafting a five-year strategic plan for our Association. John Iakovides, Chairperson of the Executive Committee and Dino Hernandez, Board Member will be co-chairing the Hills of the Waterford Strategic Planning Task Force. "The mission of the Executive Committee is to advise and assist the Board of Directors in finding solutions to the problems currently facing the Hills of solutions to the problems currently facing the Hills of Waterford Association", stated John Iakovides. "The key priority being to assist the Board in designing a Five(5)year Strategic Plan for the Association."

I am very please to have the leadership of John Iakovides in the Executive Committee", stated Dino Hernandez. "It is vital for our community to plan for the future, and a pro-active step to take is to identify our priorities and plan for them financially."

All homeowners are invited to participate in the Strategic Planning process by attending Executive Committee meetings. If you are interested, please feel free to contact John Iakovides at (248)673-8456 or via email at johnike@voyager.net.

### **Annual Meeting in July**

The Annual Meeting for Hills of Waterford has been tentatively scheduled for July 26, 2000. Looking for the meeting notice shortly. There will be two(2) openings on the Board of Directors. If you are interested in serving on the Board,, please send a letter of intent to the Board c/o LandArc.

### **Hills of Waterford Welcomes New Property Manager**

The Hills of Waterford Board of Directors would like to formally welcome Ms. Cari Haag of LandArc, Inc. as our new Community Manager. Cari Haag is no stranger to Crosswinds Communities. Formerly employed at Crosswinds, Cari is now part of the LandArc team where she brings several years of experience in property management and customer service.

"We are pleased to have Cari as our Community Manager from LandArc,Inc.," stated Any Andre, President of the Hills of Waterford Board of Directors. "Cari is a pleasure to work with and brings a great deal enthusiasm to our meetings."

LandArc, Inc. was founded in 1985 by Gar Liebler, President and CEO. Managing over a 100 condominium communities, LandArc is one of the largest condominium management companies in the Metro-Detroit are.

## **Road Issues**

If you have a concern with the streets at Hills of Waterford, please contact the Oakland County Road Commission. The Board is now communicating with the Traffic Safety Department regarding traffic control signs.

## **Hills of Waterford Landscape Committee**

**Assignment:** Prioritize, plant & create a budget for Hills of Waterford common/entrance area landscaping.

RECOMMENDATIONS:

**Lighting:** Better lighting needs to be installed at the Entrance to the subdivision. Recommendation that bids be submitted to install better lighting.

**Weed Control/Fertilizing:** Much of the common areas have significant weed problems and problems with lack of grass.

**Ground Cover & Trees:**

1. Explore Ground Cover at corner of Driftwood and Birchwood, the area on the west side of Moosewood and other steep hill areas.
2. Recommend that trees need to be put in common areas.

**Erosion Issue:** Address erosion problems in common areas.

**Flowers:** Suggest planting flowers at the entrance. Annuals & Perennials.

**Seeding (Fall):** Recommend common areas need re-seeding.

**Grates:** Address three grates that are open and could be a danger, particular to children.

**Sign at Entrance:** Recommend putting up a nicer sign for Hills of Waterford.

**Cracked Sidewalks:** Note all cracked sidewalks throughout the subdivision so they can be replaced prior to warranty ending.

**Other Issues to Address with the Board:** In a site walkthrough by the Landscape Committee, members would like to bring the following potential violations to the board's attention

- A number of yards are still without grass, some over a year.
- Several mailboxes are plastic or not white, which was clearly defined at all of the Hills of Waterford closings.

- Home on Lockwood does not have grass and the owner appears to be in the process of planting flowers and plants throughout the landscape. Potential violation of the bylaws.
- There is a dog kennel in the back of a home on Driftwood that backs up to the common element.

***Are you building or installing a new deck/patio/shed/landscaping/etc.***

Please remember that you will require written approval from the Board of Directors prior to building or installing a new deck, patio, shed, wooden fencing or landscaping (other than standard landscaping defined in the Bylaws/Master Deed). An Alteration/Modification Request Form is available from LandArc, our property management company. Please feel free to contact Ms. Cari Haag, Property Manager at 248-738-2030 x.108 if you require this form.

Established as a site condominium, the Hills of Waterford Association Board of Directors has sole authority and discretion to enforce the standards set forth in the By Laws and Master Deed under the Michigan Condominium Act of 1978. Homeowners failing to comply with the Association By Laws and Master Deed could be subject to fines and/or legal action.