

August 2021

HARWOOD FARMS

HOA Newsletter



HOMEOWNER'S ASSOCIATION BOARD

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NEWS AND UPDATES

LANDSCAPING ENTRANCE

PROJECT We hope you have noticed the enhanced landscaping at the entrances to the subdivision from Warner Rd. and Michigan Ave. The board members and several community members have been hard at work with watering to keep them looking nice. K&P experienced an unexpected delay in planting the three trees near the entrance from Warner Rd. and those will therefore be planted at a later date.

NEW RULES, REGULATIONS, AND GUIDELINES

In response to many questions and to clarify several sources of ambiguity in the HOA bylaws, the board has worked closely with the HOA-appointed law firm to create and adopt the enclosed "Rules, Regulations, and Guidelines" document regarding sheds, pools/fences, and berm maintenance. These clarifications aim to help eliminate inconsistencies in the interpretation of the bylaws by different HOA boards and by homeowners alike. The board would also like to take this

COMMON AREA IMPROVEMENT

COMMITTEE Thank you to those members of our community who have volunteered to serve on the Common Area Improvement Committee. The committee will be tasked with brainstorming ideas for ways to enhance the common areas throughout the community, as well as determining the financial obligations of implementing plans, and will present all ideas to the HOA board. The committee will kick-off on August 3.

opportunity to specifically highlight the change in berm maintenance. Beginning in January 2022, individual homeowners will assume responsibility for the vegetation at the top and mowing on the side of the berm that faces the home. This is to ensure every homeowner is receiving equal treatment. Mowing of the berm side that faces Michigan Ave. will continue to be taken care of by the HOA for aesthetic uniformity unless written notice to restrict access is received by the board from the homeowner.

COMMUNITY ICE CREAM SOCIAL

The community summer picnic scheduled for late July was cancelled due to anticipation of low attendance. Instead, the board has planned for an ice cream social event on Sunday, September 12 at 4pm at the community space at the corner of Applewood Way and Heartwood Lane. The HOA board will supply the treats, but please bring your own lawn chairs. The Common Area Improvement Committee will also be seeking community input at the event.

ANNUAL BOARD MEETING

The HOA board is anticipating the annual public board meeting to be held at the Pittsfield Township administration building in November. However, the township is still restricting use of the conference rooms due to the ongoing COVID-19 pandemic. The board will schedule the meeting as soon as possible and more information will be disseminated via Facebook and the website when it is available.



HOA BOARD MEMBERS

President: Chris Dallas
Vice President: Suzette Isackson
Secretary: Amanda Melvin
Treasurer: Bill Hammond
Member: Dylan Smeltzer

FRIENDLY REMINDERS

CONTACT INFO

BOARD MEETINGS

The board has been meeting on bi-weekly Tuesday evenings at 8:30pm via Zoom. If you wish to participate in an upcoming meeting, the link can be found on our website. Items for the board to consider can also be submitted ahead of time via the website.

WEBSITE

Please check out our website for information on HOA activities, announcements, Zoom HOA board meeting access and minutes, and important HOA documents.

harwoodfarms.net

FACEBOOK

The official HOA Facebook page is where the board posts HOA information:

Harwood Farms Saline HOA

There is also a community Facebook page for general communication:

Harwood Farms Community Saline

COMMUNITY AESTHETICS

Recreational Vehicles may be temporarily parked upon the unit for no more than 48 consecutive hours for loading and unloading vehicles.

Trash receptacles shall be maintained in garages and shall not be permitted to remain elsewhere on the unit or common elements except for such short periods of time as may be reasonably necessary to permit periodic collection of trash.

Each owner shall have the responsibility to maintain the grounds of their unit, together with that portion of the general common elements in front thereof between the unit and the traveled portion of the road right-of-way, including the mowing of grass to a height of 6 inches or less, removal of weeds, and proper **trimming of bushes and trees**.

COMMUNITY SAFETY AND SECURITY

In response to recent car larcenies in the neighborhood, the HOA board would like to remind the community of several **security** tips:

- Lock vehicles parked outside of the garage
- Bring valuables and garage door openers inside
- Close garage door at night
- Lock door to home from garage
- Keep exterior lights on
- Install exterior camera
- Report suspicious activity

The **street lights** throughout the community are maintained by Pittsfield Township/DTE. If you notice a light is out near your home, please contact the HOA board or Pittsfield Township at (734)822-3134. Each pole has a unique identification number (in yellow) - you will need to know the number when reporting the issue.

Please be mindful of the 25mph **speed limit** in the subdivision.



HARWOOD FARMS HOMEOWNERS ASSOCIATION

RULES, REGULATIONS, AND GUIDELINES

These Rules, Regulations, and Guidelines of the Harwood Farms Homeowners Association (the “Association”) are adopted pursuant to Article VI, Section 10 of the Harwood Farms By-Laws (the “By-Laws”), the Michigan Condominium Act, and the Michigan Nonprofit Corporation Act. Nothing herein shall be construed to limit the rights and responsibilities of the Association.

DATE OF ADOPTION: AUGUST 3, 2021

1. **Sheds:** Any shed must be approved in writing by the Association before construction. Approval of sheds is governed by Article VI, Section 1.d of the By-Laws which requires that accessory structures be architecturally compatible with the main residence, be constructed of similar materials on a concrete slab, and shall not exceed two hundred (200) square feet in size. Architectural compatibility requires siding of the same type and color as the house, shingles of the same type and color as the house, roof with the same pitch as the house, and trim of the same color as the house. No property shall be stored or placed behind a shed that is within the view of neighbors such as parked boats, wood piles, junk, etc.

2. **Pools / Fences:** Any swimming pool or fence must be approved in writing by the Association before construction. Approval of swimming pools and fences is governed by Article VI, Section 1.e and 1.f of the By-Laws. Above-ground swimming pools are prohibited. Perimeter fences around swimming pools that are required by code may be up to six (6) feet in height. All other fences are subject to a height limit of four (4) feet. Written approval of the adjacent property owner is required for any fence within eighteen (18) inches of the property line.

3. **Berm Maintenance:** The Association will mow the side of the berm facing Michigan Avenue in order to maintain uniformity. Homeowners are responsible for the side of the berm facing their house. Any homeowner wishing to restrict access to the side of the berm facing Michigan Avenue must provide advance written notice to the Association.