

Country Creek Homeowners Association

Spring 2020

To: All Homeowners in Country Creek and The Woods

Attention: This will be the last Annual letter you will receive in the mail from The Board. Beginning 2021, all communication will be on our **RECENTLY UPDATED** website (www.country-creek.com).

Do we have your email address? Contact In Rhodes Management to provide your email address so you will know when announcements are posted on our website.

Annual Meeting: Our annual meeting is usually held during the first week in May at Delta Kelly Elementary School. This year's meeting will be postponed until later in the year. We will communicate the new date via our website when we are able to.

The Board would like to remind all homeowners in the Country Creek Homeowners Association of the following:

- **Modifications** – If you are planning to make any major modifications to the exterior of your home or adding any external structure (like a deck, pool, play-area) you will need Board approval **before** the work is performed. You will need to submit a modification request form for the Board to review. This form is located on our website. Once completed please return the form and any backup documentation to In Rhodes Management (reception@inrhodes.com) so that it can be forwarded to the Board for their review. A response will be provided to you. This form is in addition to any permits that are required by Oakland Township.
- **Landscaping** – Your grass should be cut regularly and your landscaping should be kept weeded so it does not become unsightly. Most residents cut their grass weekly and use fertilizer to control weeds and dandelions. If you are not able to maintain your grass and landscaping, please hire a company to do it for you. If you plan to be on vacation or out of the country for an extended period of time, make sure your grass and landscaping will be taken care of. This also includes areas that border the bike paths. Homeowners that back up to the Country Crossing bike path are responsible for maintaining their lot all the way to the bike path. Homes along the Silver Bell bike path and the Adams bike path currently have their lot lines marked with survey stakes.
- **Trees** – Many of the trees in our neighborhood are 25 years old or older. Please keep them trimmed and maintained so they look good, remain healthy, and do not pose a safety problem. If your lot borders the Country Crossing bike path, the trees are the responsibility of the homeowner to maintain since they are on private property. The Association does not own them. Homeowners are responsible for the overall care of these trees, including but not limited to pruning, fertilization and the overall care of the trees to keep them healthy and vibrant. If they pose a safety problem (leaning over the path), the Association may remove the tree and send you the bill. Please be proactive.

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- **Pothole repair and road replacement** – Requests for pothole or road repairs need to be directed to the Oakland County Road Commission. Our roads are public roads that are owned by Oakland County. Because our roads are not private roads, the Association does not have any responsibility to maintain the roads or curbs within the community. Several of our roads are currently going through the road replacement process with the Oakland County Road Commission. Please go to our website to read about this initiative to have

our roads replaced. This was an important topic that has been discussed during the last several Annual Meetings. Is your road currently on the list to possibly be replaced?

- **Wildlife** – Please do not feed the wildlife. It has been reported that peanut shells and other items are being left out for wildlife. While the sentiment is nice, this activity attracts unwanted animals and causes excess fecal matter around the community. In addition, it has been reported that children’s peanut allergies have been an issue in the neighborhood.
- **Rubbish removal and container replacement** – View our website for updated information from Advanced Disposal about the removal of large or bulk items and how to replace your trash or recycling containers. If possible, please keep your containers in your garage and out of view from the street. If they are stored in your garage, it is less likely that wildlife will get into or knock over the containers and it also looks nicer from the street.
- **Volunteers needed** – We would like to have a subdivision annual party or other fun social events for our residents. If you are interested in organizing or just helping out, please contact either Angela at In Rhodes Management or a Board member.
- **Mailboxes** – Does your mailbox look bad? Is it made of plastic? Is it leaning, faded, or falling apart? Upgrade the curb appeal of your house by purchasing the same mailbox that many residents throughout the subdivision have installed. We would like to have a uniform mailbox look throughout Country Creek and The Woods. Unlike many of the subdivisions around us, our Association does not own or maintain the mailboxes. We have the information and Amazon links on our website. The mailbox post is available in single, double and triple mailbox configurations.