

Welcome



***COUNTRY CREEK
HOMEOWNERS ASSOCIATION***

ANNUAL MEETING

November 16, 2021

7:30 pm

Agenda



- ❧ Call to Order
- ❧ Board Member Introductions
- ❧ Mission of the Board
- ❧ Quorum Requirements, Approval of Minutes from 2019
- ❧ Budget 2021 – 2022
- ❧ Recent Accomplishments
- ❧ Around The Sub
- ❧ Beautification Plan Update
- ❧ Open Discussion
- ❧ Election of new Board Members (all five positions)
- ❧ Meeting Close

Introductions



☞ Current Elected Board Members

President – David Smith

Vice-President – Stephen Renick

Treasurer – Anita Stoffer

Secretary – David Kinnie

Director – Arnd Herwig

☞ In Rhodes Management

Angela Phillips

Mission



The Board of Directors of the Country Creek Homeowners Association has a fiduciary responsibility to:

1. Preserve the assets of Country Creek
2. Protect the assets of Country Creek
3. Enhance the assets of Country Creek

Quorum Requirements and Meeting Minutes from 2019



- ❧ Quorum Requirements to hold Annual Meeting
 - ❧ 20% of 270 = 54
- ❧ Review of minutes from 2019 Annual Meeting
 - ❧ Need approval and someone to second the motion

Communication to Residents



www.country-creek.com

- ❧ Visit our website and learn more about our neighborhood
 - ❧ Bylaws and Restrictions
 - ❧ Design Modification Form
 - ❧ Community Initiatives
 - ❧ Contact info for In Rhodes Management
 - ❧ New resident information
 - ❧ Add your email to our email distribution list so you will be aware of what is happening in the neighborhood

Budget 2021-2022



- ❧ \$680 Annual Dues – no change for several years
 - ❧ Rubbish Removal – 32%
 - ❧ Lawn Care, General Grounds Maintenance, Fertilization, Mulch, Irrigation Maintenance – 20%
 - ❧ Entrance Landscaping (includes flowers), Tree Trimming, Landscape Maintenance – 14%
 - ❧ Snow Removal and Salting – 8%
 - ❧ Property Management, Postage, Copies, Admin – 8%
 - ❧ Utilities (water, electricity) – 6%
 - ❧ Everything Else – 12% (holiday lighting, pathway repairs, signpost maintenance, lighting repairs)

Homeowner Concerns



- ❧ We have a design modification process and require you follow it. The form is on our website.
 - ❧ Examples of projects that require a form: decks, additions, roof shingle repair, playsets, siding repair, fences
 - ❧ New residents - please be aware that we have Bylaws and Restrictions
 - ❧ Ask first before you begin a project! Please ask for permission, not forgiveness.

- ❧ Complaints received from homeowners
 - ❧ House Landscaping - weeds in yard or flower beds, weeds in driveways, grass height too long, health of trees
 - ❧ House Maintenance - paint on siding (flaking or missing), siding needs to be repaired or replaced, holiday decorations up too long
 - ❧ Unapproved house modifications or projects that violate bylaws
 - ❧ Rental units need to maintain their property
 - ❧ Neighbor activities - vehicles, boats, trailers in driveway, home improvement projects
 - ❧ Signs taped to street signposts (garage sale, etc.)
 - ❧ Above ground pools
 - ❧ Fences - around gardens and landscaping

Recent Accomplishments



- ❧ Our neighborhood is in its 28th year
- ❧ Kern Rd. entrance sign and stonework
- ❧ Little Library at Wyndam Lane and Country Crossing Rd.
- ❧ Walking Paths – every two years we repair, crack fill, and sealcoat all three paths
 - ❧ Country Crossing Rd., Silver Bell Rd. (to the bridge), Kern Rd.
- ❧ Sign pole base replacement and pole painting
- ❧ Phragmites treatment – 4th treatment completed in October
- ❧ Kern Rd. path tree trimming

Around the Sub



- ❧ <http://country-creek.com/community-initiatives/>
- ❧ Contracts continually revisited
 - ❧ Lawn Care and Maintenance and Snow Plowing (Hi-Hill)
 - ❧ Sprinkler (Blueline Irrigation)
 - ❧ Fertilization and weed prevention (TruGreen)
 - ❧ Tree Pruning (Branch Tree)
 - ❧ Walking Path (Topcoat)
 - ❧ Electrical (RB and Sons)
 - ❧ Rubbish Removal (GFL)
- ❧ Annual Garage Sale – after Memorial Day (Th-Sat)
 - ❧ Coordinated with The Crossings and The Villages of Country Creek
- ❧ Annual Neighborhood Party – first Saturday in August
 - ❧ We need a new chairperson!!
 - ❧ Our last party was in 2016

Around the Sub



- ❧ Potholes in front of your house? Use Oakland County's pothole website. There is a link on our website.
- ❧ Trees along the Country Crossing Rd. walking path – they are suffering from diplodia tip blight disease
 - ❧ They are on private property, not part of the Association
 - ❧ Safety item – remove them on your own or the Association will remove and bill you
- ❧ Modifications – use the design modification form on our website to request approval from the Board
 - ❧ <http://country-creek.com/bylaws-forms-and-communications/>
- ❧ Garden and Fence requests and guidelines
 - ❧ Guidelines for approval have been created for the 2022 season
 - ❧ On our website now. Will be mailed to everyone in the spring.

Around the Sub



☞ Volunteer Activities

☞ Garage Sale Captain

☞ Neighborhood Party Captain

☞ Architectural Board

☞ 3 positions available

☞ Less time commitment than a Board Member position

☞ We are open to other ideas for neighborhood enjoyment and involvement

Beautification Plan Update



- ❧ Entrance landscaping and signage
 - ❧ Silver Bell entrance sign (2017), The Woods entrance sign (fall 2018), Kern entrance sign and stonework (spring 2021)
 - ❧ Sprinklers were modified for landscaping and signage for targeted coverage
- ❧ McMillan Ct. cul-de-sac was refreshed
- ❧ Tree trimming – ongoing and more extensive due to the age, growth, and number of trees on our property
- ❧ Bike path crack repair and seal coating every two years
- ❧ Next projects
 - ❧ Cul-de-sac island refresh – 6 courts
 - ❧ Bonniebrook, Wyndam, Lexington, Manchester, Deer Springs, Sussex

Beautification Plan Update



☞ Mailboxes – please consider an upgrade

☞ We would like to encourage the use of a common mailbox

☞ The neighborhoods around us all have a common mailbox

☞ The Woods has one style, Country Creek has a different style

☞ Goal = improve curb appeal and neighborhood uniformity

☞ <http://country-creek.com/community-initiatives/>

☞ Paving Program through the Road Commission for Oakland County (RCOC) – Special Assessment District (SAD)

☞ This has been a topic we have discussed in 2019, 2018 and 2017

☞ The Goal – Replace all roads within Country Creek and The Woods

RCOC - Paving Program



- ☞ Once property owners show sufficient interest exists to pave or repave the street(s), plans and estimates of cost will be prepared by RCOC. All property owners are notified, both in writing and through a public meeting, of the planned improvements, estimated costs and tentative assessments. This information is provided prior to any formal commitment by property owners.
- ☞ RCOC website:
 - ☞ <https://www.rcocweb.org/354/Subdivision-Paving-Special-Assessment-Di>
 - ☞ <https://www.rcocweb.org/414/SAD-Projects-In-Process>

RCOC - Paving Program



- ❧ Property owners participating in an RCOC SAD paving project are allowed a 10-year period to pay their assessments. There are no penalties for early payoff.

- ❧ Roads that are in process:
 - ❧ Country Creek Drive
 - ❧ Deer Springs Court
 - ❧ Dunbar Court
 - ❧ Inverness Drive
 - ❧ Lexington Court
 - ❧ Manchester Court
 - ❧ McMillan Court
 - ❧ South Creek Drive
 - ❧ Wyndam Lane
 - ❧ Wyndam Court

- ❧ Update as of 11/10 - RCOC has told us they are setting a date for the Administration Meeting in the near future. They will let us know.

Open Discussion



- ❧ Where should the Board focus its attention for neighborhood improvements, better maintenance, etc.?
- ❧ Communication – how do you want to stay updated?
 - ❧ Website
 - ❧ Newsletter once a year in the spring
- ❧ What else?

Elections



☞ Elections for all five board openings

☞ President

☞ Vice President

☞ Secretary

☞ Treasurer

☞ Director

Closing



Best way to stay informed

Email – add your email address to our distribution list at In Rhodes

Website – www.country-creek.com

Tell your neighbors about our discussion topics tonight