



Dear Homeowners;

January 20, 2018

Welcome to 2018 and Hello from all of us on the Board and congratulations to all of the new homeowners on the purchase of your home in Whittaker Village! Our next WV HOA annual meeting will be Tuesday, March 20th 2018, starting at 6:30pm at the Civic Center on the 2nd floor. Go up the stairs and turn right. It is located at 7200 S. Huron River Drive, East of Whittaker and North of Kroger.

On behalf of the Whittaker Village Homeowners Association Board of Directors, we would like to introduce ourselves and extend a warm welcome to everyone. Over the next few months as it gets warmer, we look forward to meeting you whether it be walking down the street or at one of our community events.

Office	Name	Address
President	Karen Middleton	7888 Trotters Park
V. President	Paul Noble	7241 Belle Meade St
Treasurer	Billy Williams	7808 Trotters Park
Secretary	Todd Waller	7800 Trotters Park
Member at Large	Sam Ziemba	7249 Belle Meade St

The operation of your homeowners association is governed by a board of volunteer directors. The BOD is elected by the community to oversee the functions and financial responsibilities of the Association.

The Board is also responsible for maintaining the member's compliance with the established covenants and the Bylaws of the Association. They have specific provisions regarding what can and cannot be done to your property and home. This includes all exterior landscaping changes, decks, patios and pavers, and trees and bushes. If work is started without approval, the homeowners risk being cited for a violation and may be required to alter or remove the changes at their own cost. Please take time to read through the Bylaws and Covenant documents if you have not done so in the past. Copies can be obtained from our www.whittakervillage.com website.

Take a few minutes to be familiar with its resources and get to know your community and neighbors. If you do not find the information you are looking for, the BOD can be contacted through the email link at the bottom of the home page. We do respond to all emails within 24 hours.

Our community website of www.whittakervillage.com is the official location of documents, yearly association dues, fees and fines for neighborhood violations as well as the link to ytown.org. The most common complaint examples that you would go to the Township website are non-emergent police services, unkempt lawns and overgrown grass, non-operating vehicles, loud noise and basketball hoops in the roads. Go to ytown.org>ordinance department (column on the right)>list of violations>choose one that is needed. You can either submit anonymous or give name and phone number for further contact.

Our **Whittaker Village Facebook** page is where community events, announcements and updates are posted. Please “like” our page so that you do not miss out on any activities, events or notices regarding our community. We also place white sandwich boards at each entrance on Shire Lane and Trotters Park prior to events. **Annual garage sale will be Saturday and Sunday, June 9/10 and Fall Picnic is Saturday, September 29th. Details will be posted on the sandwich board signs prior to both events.**

Quick Resource Guide:

***Covenant Information and Bylaws:** Whittakervillage.com

***Community events and updates:** Whittaker Village Facebook page. In the event of neighborhood concerns i.e. suspicious vehicles, **please call either 911 or the non-emergency WCSO phone at 734.994.2911.**

***Exterior Modifications:** to be submitted prior to starting work via the email link on the website. We will be doing exterior home inspections to evaluate the need for power washing of the siding, missing shingles and wood trim needing to be painted.

***Neighborhood Inspections:** done to identify maintenance issues. We will be going through this spring and identifying homes where exterior work needs to be done such as mold removal from siding and painting/repair of exterior wood trim. Homeowners will be notified by mail and given ample time to resolve any issues. Our main concerns and complaints from neighbors are lawn upkeep such as overly dry and brown grass and dead flower beds, un-mown and generally untidy.

* **Vendors:** we have renewed the same contractors we had for 2017: 5 Star Landscaping, “Pond Guy”, and Waterworks. We will be doing major re-landscaping to the Shire Lane entrance this coming year as well as placing outdoor commercial grade benches near each entrance along the walkway and near both ponds.

***Trash Collection:** every Thursday with recycling every other week on the same day. If there is a holiday that week, trash collection will be pushed back on day. Please return trash cans back to your garage within 24 hours and they are to be stored within the garage per Bylaws.

* **Waste Management Recycling “Rebate”:** anyone who either signed up by January 1st 2018 or was a pre-existing customer, will be receiving a \$25.00 rebate off of their 2018 HOA invoice. Letters were sent out end of November/first of December encouraging homeowners to sign up!

***Annual HOA dues:** currently \$350.00/year; invoiced end of January and due by March 31st of the same year. A \$30.00/month late fee will be applied for all resident homeowners not paid in full by the deadline and a **\$50.00/month late fee for all non-resident homeowners not paid in full by same deadline.** Please mail payments in form of check or money order to Whittaker Village, P.O.Box 970678, Ypsilanti, Mi 48197. **DO NOT drop them off to anyone on the Board and do not send cash.** This price has been unchanged for 7 years. We hope to keep it that way through 100% compliance and careful expenditures.

***Property/Foreclosure Attorney:** Hired on a per-diem case, working with us again to collect any and all past due accounts. We can only maintain our community and do landscaping updates based on our HOA dues collection. Her fees are added to each invoice that she is handling. The HOA does not pay her costs and/or charges.

Again, we welcome home to Whittaker Village! We look forward to you loving where you live as much as we do!

Sincerely, Your Board of Directors

Karen, Paul, Bill, Todd and Sam