



HOLLY HILL FARMS ASSOCIATION'S ACCOMPLISHMENTS AND GOALS

April, 2013

Holly Hill Farms Association's Constitution and Bylaws states, in part, its objectives are to:

- Promote and preserve the best interests of the homeowners
- Make the area a better place to live
- Assist in improving our public schools
- Enforce area restriction concerning building exterior and lot improvements
- Represent area homeowners in external affairs

The HHFA Board of Directors, Committee Members and many volunteers have done an excellent job in achieving these objectives thus insuring that our subdivision is a safe, pleasant, beautiful, and fun place to live. These folks have voluntarily worked hundreds of hours, which has saved homeowners thousands of dollars.

A summary of the Association's accomplishments during the past ten years is listed below. Many of these accomplishments are continuations of those started 50 years ago when the sub was built. The goals were developed by the Board of Directors and adopted at its April 10, 2013 meeting.

ACCOMPLISHMENTS:

Maintenance-

- Installed sprinkler systems, landscaped, reseeded and maintained the entrances. The entrances have received several beautification awards.
- Several volunteers perform an annual "Clean-Up" of the entrances and areas along Middlebelt. The split rail fence along Middlebelt is also maintained.
- Entrance signs have been maintained and refinished. They should last for many years.

- Contracted snow removal and salting of the roads. Roads are plowed and salted when a snowfall exceeds 1.5” and salted when icy conditions exist. This service represents about 60% of the expenditures supported by the annual maintenance fee and is the main factor in fee increases. The city policy calls for plowing subdivision roads when snowfalls are greater than 4”. Subdivisions are plowed after the main streets so it is typically a day or so before sub streets are cleared by the city.

Organizational Activities-

- Conducted a successful petition drive in 1999 to increase the maximum \$45 annual maintenance fee to a maximum fee of \$90. The \$45 maximum fee had been in place since 1983. The assessed fees were \$65 for years 2000-04, \$75 for years 2005-08, \$90 for years 2009-13.
- Purchased liability insurance to cover Association representatives and activities at an annual cost of \$1,000.
- Maintained strong financial controls and audits. The BofD approves all expenditures based on an annual budget approved by the Board every December. The Treasurer provides the Board with monthly financial statements and provides a financial report to homeowners at the semi-annual meetings. A summary of these reports is printed in the Association’s semi-annual newsletter. The Association’s financial records are audited each year by the Audit Committee. Liens are placed on properties that have delinquent maintenance fees.
- Implemented the Neighborhood Watch Program in 2009 to help insure our subdivision remains safe and continues to have a very low crime rate. Residents are encouraged to lock their homes and cars and to report any suspicious activity to the police.
- Provided information to homeowners about the City’s safety millage which passed, allowing the city to reinstate several programs, including Neighborhood Watch.
- Installed “No Soliciting or Peddling” signs at entrances.

- Welcome Packets are provided to all new residents. Also, their questions are answered and requested information is provided.
- Conducted a Home-Expo event with contractors, etc. in attendance.
- Developed a website, "hollyhillfarms.info", which contains information about our subdivision, such as, Constitution & Bylaws, Board Members, events, etc.
- Published and distributed our Holly Hill Farms Directory every three years which contains the names, address, telephone numbers, etc. of our residents.
- Published and distributed our semiannual Newsletter containing our activities, notices, etc.
- Amended Association's Constitution & Bylaws in November, 2003 to comply with "Michigan Non-Profit Corporation Limiting Officer, Director and Volunteer Liability".
- Amended Association's Covenants and Restrictions in 2008 to provide a procedure which gives the homeowners and the Association's Board of Directors the authority to propose and initiate future amendments subject to attorney review. Also, the amendments changed the required percentage "yes" votes to pass an amendment from 66 2/3 % to 55%.
- Established the Home and Garden Beautification Award in 2004. In the past 10 years, 48 homeowners have been recognized for their contribution in making Holly Hill Farms a beautiful and pleasant place to live.
- Association's Architectural Control Committee reviewed homeowner's requests for making building exterior or lot improvements and approved those requests which were in compliance with the Covenants and Restrictions.
- Provided constructive resolution of issues raised by residents regarding other neighbors in the subdivision. These issues ranged from dog control to vehicle and RV parking and storage.

Roads-

- In 2011 conducted a successful petition drive to have the roads reconstructed

during the summer of 2012. The roads were in bad shape after 30 years of use and now they are smooth and attractive.

- Traffic studies with the city were completed and efforts by Highmeadow School to reduce the speed of drives traveling to the school helped reduce speeding in our subdivision.
- Assisted homeowners in convincing the city to place culverts and fill in the big ditch on Woodbrook.

Social Activities-

- Several social activities were held including a wine tasting-garden tour, picnics, bowling, Road Completion Celebration and a 50th Anniversary Reunion in 2006 with over 200 residents and former residents in attendance. These activities were paid for by the voluntary annual \$10 Social Dues.
- Provided notices for the annual HHF Spring and Winter Pond Fun Days

Goals:

1. Continue to fulfill the Association's Duties as identified by the Covenants & Restrictions and the Constitution & Bylaws.
2. Continue to maintain the entrances, provide snow plowing and salting services for the roads and other appropriate maintenance.
3. Continue to respond to homeowner's and members appropriate concerns.
4. Continue to review and improve our website and face book.
5. Continue to enforce the requirements set forth in the Covenants & Restrictions