

# The Eddington Quarterly

A publication serving residents of Eddington Farms

January, 2013

## Winter Weather Emergency



***If the mayor declares a "Winter Weather Emergency" all vehicles must be removed from the city streets to allow the snow plows vehicles to clear the roads.***

Be a good neighbor and move your car off the street. This makes it easier for the snow plows and people (especially school children) to walk in the street when they are plowed to the curbs.

### Snow plowing policy:

According to the policy, there are three classifications of roads within Eddington Farms:

### Emergency Route:

Only the entire length of Eddington Boulevard

### Primary Residential Route:

Only Essex from Eddington to Pembroke, Pembroke from Essex to Bembridge, and Bembridge from Pembroke to Avon

### Residential:

All roads not identified above

The city also has three classifications of snowfalls:

### Category 1: Snowfall less than 4 inches in the city

- Emergency Routes: Plowed and salted as needed 24 hrs all days
- Residential Routes: Spot treated and salted as needed regular work hours, Monday through Friday

Other categories can be found on the City of Rochester Hills website.

***Last but not least, please refrain from blowing or shoveling snow back into the streets, as this creates hazardous foot travel for walkers and joggers.***

## Activities Update:

### Holiday Light Contest Winners:

1<sup>st</sup> Place: 601 Lexington  
2<sup>nd</sup> Place: 1523 Ternbury  
3<sup>rd</sup> Place: 433 Lexington  
Great job to all of the winners!



### Easter Egg Hunt:



Come join us for the annual Easter Egg Hunt. This year it will be held on March 23<sup>rd</sup> at 10am. The hunt will take place in Eddington Commons off of Eddington.

### Garage Sale:

The annual garage sale will be May 2, 3, 4

This year we will offer maps to the subdivision to help with sales. Maps will be available at each of the main entrances to the subdivision. If you would like a copy of the map, it will also be posted on our website.



Watch for the latest activities within our subdivision in future newsletters, our website ([www.eddingtonfarms.us](http://www.eddingtonfarms.us)), 'A' frame signs and now you can become a fan on Facebook.

## Unwanted Newspapers

Are you tired of getting those newspapers thrown on your driveway? Did you know you can contact The Oakland Press and they will stop delivering these to you? Here is the number to stop those papers from piling up: 1-888-977-3677



### Eddington Farms Board

Lisa Barno-Winarski	President/ Commons Maintenance
Scott Armstrong	Vice President
Lorraine McGoldrick	Treasurer
Tim Collinge	Member At Large
Jennifer Lahti	Secretary / Social
Paul Durak	Member At Large
Matt Hallman	Member At Large
Rodney Morris	Member At Large
Ashley Scott	Member At Large

## Friendly Reminder:

### EPOA RESTRICTIONS



Several homes in Eddington Farms were sold and purchased during 2012. As we welcome our new neighbors, it is also a good time to review the

Declaration of Restrictions that govern our subdivision.

This list is not all-inclusive:

- Sheds of any design whatsoever are expressly prohibited.
- Signs advertising your property for sale or rent are limited to one.
- No lot shall be used or maintained as a dumping ground or for outside storage for rubbish, trash, garbage or other materials. Other waste shall be kept in a sanitary container, properly concealed from public view.
- No free-standing, above ground-level swimming pools are permitted under any circumstances. In ground swimming pools may be installed, when approved in writing, by the Board of Directors.
- No trailers, boats, boat trailers, campers, junk cars, motorcycles, motor homes or commercial vehicles, other than those present on business and during business hours, may be parked in the subdivision, unless they are parked inside your attached garage.
- No clothes lines or outside drying of laundry is permitted.
- No lot perimeter fencing is allowed.
- No alteration or addition to an existing home may be constructed until plans and specifications have been submitted to and approved in writing by the Board of Directors.

A copy of the By-Laws and the Declaration of Restrictions is being delivered to every new homeowner at the suggestion of one of our homeowners.

## Cooperative Tree Planting Program

The City of Rochester Hills will split the cost of planting a tree on your easement again this Spring. Orders must be placed by March 1<sup>st</sup> for a Spring planting. Your share of the cost is \$120 for a 2" caliper tree including planting.

Additional information is available on the city website.

This is a great way to increase your property value by beautifying your home.

More information: [www.rochesterhills.org](http://www.rochesterhills.org) (forestry department) or call 248 656 4673



## Speed Limit 25MPH, Report Offenders



I believe that we have all learned that if you keep your speed at 20MPH or less on Eddington Boulevard, then the speed humps

are not a problem. Recently a driver learned the hard way that speeds of approximately 40MPH result in damage to front bumpers when going over the humps. Fortunately, only the car suffered injury when the plastic of the front bumper sheared off. Speed limits are posted for a reason. Please respect our speed limits throughout our neighborhood, and Eddington will be a safer place for all of us.

If residents notice consistent offenders to our mutual safety, then please call the Oakland County Sheriffs office and provide related information. The Sheriff will be happy to remind the offender, and you can stay anonymous.

Don't be afraid to defend your safety.

# HOMEOWNER ASSOCIATION DUES COLLECTION POLICY

Homeowner Association Dues cover the period January 1 through December 31.

- January: Annual assessment notices mailed to homeowners. Payments are accepted and considered on time through April 1.
- April 1: Annual assessments are owed and may be paid without penalty. Payments received after this date must include a \$25 late payment fee. Partial payments will be returned with letter requesting payment in full.
- April 15: "Late Notice" in the amount of annual assessment plus \$25 late payment fee will be mailed as a reminder to all homeowners with unpaid assessments.
- May 1: Unpaid annual assessments are considered delinquent. Letter sent to homeowner by first class or certified mail requesting payment of annual assessment plus \$25 late payment fee. If total amount is not paid by May 15, a lien against the property will be recorded with the Oakland County Register of Deeds for, at a minimum, the annual assessment amount plus late payment fee plus lien placement and discharge amounts.
- May 15: Lien filed against property with Oakland County Register of Deeds for all delinquent accounts.

Liens will only be released upon full payment of amounts owed for annual assessment, \$25 late payment fee, interest computed at 10% per annum, and all collection expenses, including actual attorney fees, if any, and Oakland County Register of Deeds charges for lien placement and discharge.

**POSTMARK DATE WILL BE USED IN ALL CASES TO DETERMINE DATE OF PAYMENT RECEIPT.**

## *Upcoming Events*



### **Fire & Ice Festival**

January 25 - 27; Downtown Rochester

### **Easter Egg Hunt**

March 23<sup>rd</sup>; 10 am

### **Subdivision Garage Sale**

May 2<sup>nd</sup> – 4<sup>th</sup>

# EPOA Annual Financial Report

The annual dues will remain at \$147.00 for the calendar year 2013 payable by check now through April 1, 2013. The 2013 proposed budget has had several Board approved line item amendments since presented at the annual meeting as contracts are finalized. As the number of younger children increases new activities are being considered as social events within the budget. Invoices are included in this mailing and will be the only newsletter mailed to you unless you request a hard copy. Please visit the EPOA website at [www.eddingtonfarms.us](http://www.eddingtonfarms.us) for future newsletters.

	<u>2012 Actual</u>	<u>2013 Budget</u>
<b>INCOME:</b>		
HOMEOWNER ASSOCIATION DUES	44,541.00	44,835.00
ENTRANCEWAY AGREEMENT	3,234.46	2,300.00
LIEN PAYMENTS	593.85	
<b>TOTAL</b>	<b>48,369.31</b>	<b>47,135.00</b>
<b>EXPENSE:</b>		
<u>COMMONS AREA</u>		
LAWNCUTTING	15,015.00	16,035.00
COMMONS MAINTENANCE	3,390.01	2,600.00
COMMONS IMPROVEMENTS	11,885.00	8,000.00
<u>ENTRANCEWAY</u>		
BOULEVARD LIGHTING	4,599.02	4,800.00
HOLIDAY LIGHTS	1,617.00	1,000.00
ELECTRIC	224.22	350.00
FERTILIZATION	1,042.17	2,500.00
LANDSCAPING	1,871.92	2,000.00
SPRINKLERS	256.00	1,500.00
WATER	1,830.95	2,100.00
SNOW REMOVAL	893.00	2,000.00
<u>PUBLICATIONS</u>		
POSTAGE	536.40	275.00
PRINTING	165.52	200.00
WEB SITE	97.68	100.00
NEWSLETTERS	70.23	147.00
<u>SOCIAL EVENTS</u>		
EASTER PARTY	287.40	300.00
GARAGE SALE spring/fall	102.57	150.00
DECORATING CONTEST	115.67	200.00
Movies Commons/Children Focus	0.00	
<u>MISCELLANEOUS</u>		
ATTORNY/LEGAL/LIENS	2,011.00	1,000.00
INCOME TAXES	9.00	
POST OFFICE BOX FEE	58.00	58.00
INSURANCE	1,587.00	1,800.00
FILING FEES	20.00	20.00
<b>TOTAL EXPENSES</b>	<b>47,684.76</b>	<b>47,135.00</b>