

# WALNUT CREEK HOME ASSOCIATION

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Summer 2018

## FRONT ENTRANCE UPDATES

If you haven't noticed, the front entrance is getting an overhaul! The front island and entrance have not been renovated for several years. Many plants were not thriving, and the entrance was lacking curb appeal. Additionally, the signs were fading and outdated.

The board has been working diligently on a plan to renovate. Phase I of the work was started last fall. We removed all the plantings and installed yews and large boulders around each tree. This spring, we began phase II of the work by completing an overhaul of the sprinkler system. By the end of summer, the entire front island will be completed, with more, colorful plantings suitable for the soil conditions. Additionally, the signs are scheduled to be painted. The two sign structures will remain, but a new color palette has been selected to allow for the Walnut Creek name to be clearly visible. Thank you for your patience as the entrance gets its new look!

## EMAIL

The board is compiling a master list of homeowner email contacts. This will allow us to stay in touch with everyone more effectively, without the cost of separate mailings. Our hope is to test out a mass email in the fall. If you did not provide a current email address last year or if you are new to Walnut Creek, please provide one when you remit your payment slip. Thank you!

## WELCOME NEW NEIGHBORS

The past few years, we have had a number of new families move into Walnut Creek Subdivision. If you see a new face, please introduce yourself and make the new homeowners feel welcome. For those of you new to our community – welcome! If you have not received copies of our subdivision by-laws and deed restrictions, please email us (address above) and we will send you the documents electronically. The Walnut Creek Home Association follows these requirements. Knowing them will avoid misunderstandings.

## IMPORTANT NUMBERS TO KNOW

~Macomb Township: (586) 992-0710

The WCHA does not have oversight related to township matters. Call the township directly with concerns.

~Macomb County Department of Roads: (586) 463-8671

Call for issues related to sidewalk or road repair.

~Sheriff's Office: (586) 469-5151

The State speed limit on residential streets is 25 mph. Please slow down when driving in the subdivision.

## BUDGET & ASSOCIATION DUES 2018 - 2019

The annual budget forecast is enclosed for your review. Please note that the front entrance projects have caused a net loss for our working budget for the first time in some years. In order to balance this loss, we will utilize some of the surplus funds in our emergency budget, which we strive to have \$5,000 in at all times. Fortunately, we have accumulated more than our minimum levels as we have not completed large projects in some years and we have collected most delinquent homeowner accounts. Using the emergency surplus will bring the emergency fund back down to its minimum levels and allows for the dues to remain low.

The Board strives to keep your annual association fee low. As noted in prior newsletters, we have hired the ADAC Collection Agency, who specializes in subdivisions and condominiums, to assist us with collecting outstanding dues. The Board will continue to use the ADAC's services, when required, to ensure that all homeowners are contributing to the upkeep of our subdivision. **New this year! The WCHA board will be charging a \$25 late fee PER MONTH to accounts that do not pay in a timely fashion.** This fee is in addition to any fees charged by the ADAC.

Enclosed is your dues invoice for 2018-2019. The fee remains \$70.00 per household. **Please submit your payment by August 15, 2018.** Thank you!