

WALNUT CREEK HOME ASSOCIATION

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Summer 2023

Message from the WCHA Board

We hope that you are enjoying summertime and taking advantage of the warm weather! Many homeowners are seeing their neighbors for the first time since the end of the typical “hibernation” during Michigan’s winter months. We have also had a number of new homeowners move into our subdivision during these past 12 months. Please join us in welcoming them to the neighborhood, especially if you live next door to a new face or two!

As you know, the WCHA Board is a group of volunteer homeowners. As we mature (the subdivision is 26 years old!) and homeowner interest in joining the board wanes, we are looking into hiring a management company to assist us. This transition may result in an increase of dues for all homeowners in future years. We will be sure to keep you informed as we research this possibility. As always, if you are interested in taking a more active role on the WCHA Board or in volunteering, please reach out to us. We welcome all help!

Yard Maintenance Tips

Thank you for helping to keep our subdivision looking great! Below are a few reminders of the typical concerns we receive regarding lawn and yard maintenance this time of year:

- Maintain your lawn by fertilizing, weeding and cutting it regularly.
- Trim your landscaping, including large trees that overhang the sidewalk or street. Boulevard trees are the homeowner’s responsibility as well.
- Weed control your yard, including concrete areas where weeds sneak through.
- Do not leave your grass clippings in the street to clog the drains.
- Do not pile your trash at the street. Waste removal services will not pick up trash that is not bagged or in the waste removal bin. Long branches or large waste should be neatly tied up for workers to grab easily.

Helpful Contact Information

While the WCHA enforces the covenants and deed restrictions within the subdivision, we ask that you keep in mind that many simple matters can be addressed easily by talking with your neighbor(s). If you are unable to resolve your concern and believe that the WCHA can assist, we welcome you to contact us via email. For township or road concerns, please use the numbers listed below; the WCHA does not have the authority to take action regarding those matters.

~Macomb Township Offices: (586) 992-0710

The WCHA does not have oversight related to township matters. Call the township directly with those concerns, including for yard blight (abandoned yards, high weeds/lawn, etc.). If you would like to fill out an ordinance complaint online, head to www.macomb-mi.gov. Select the *forms and applications* tab, followed by the *building/code enforcement* link. You can then open an ordinance complaint form.

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

The WCHA does not have oversight related to road matters. Call the Macomb County Department of Roads directly for issues related to sidewalk or road repair. This spring, the WCHA called regarding the disrepair of our roads after the winter freeze/thaw and some repairs have commenced. If you have are in need of additional road patching near your home, we suggest that you call the Department of Roads as well to ensure that your specific concern is addressed.

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

Do not hesitate to contact the police if you see something or someone that seems suspicious.

Front Entrance Update

After a long interruption due to the pandemic, the center island lighting project is finally complete! The new light poles were installed last fall. Most recently, targeted clean-up has begun along the front entrance of the subdivision. Funds will be used to trim the large trees in the center island. We also plan to remove and replace dead or almost dead trees and branches along 22 Mile Road in collaboration with the homeowners along the berm. Once complete, the front entrance will be mulched.

Budget & Association Dues 2023 – 2024

The WCHA Board has made every effort to keep the annual association fee low; consequently, we have one of the lowest association dues in the area. However, increasing costs have put a strain on our budget and required us to increase dues for the first time in years. This increase puts the budget back in balance. The minimal net loss will be taken from our emergency fund surplus, which is comprised mainly of reimbursed legal expenses and late fees for unpaid dues. We also aligned the budget timeline to match our dues collection for more accurate projections. A copy of the budget is included for your review.

Enclosed is your dues invoice for 2023-2024. The fee is \$90.00 per household. Please submit your payment postmarked no later than August 15, 2023. The WCHA will charge a \$25 late fee per month to accounts that do not pay by the due date. Thank you.