

Walnut Creek Home Association

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New Email!

Summer 2024

Message from the WCHA Board

Happy Summer! We hope this newsletter finds you well! As you know, the WCHA Board is a group of volunteer homeowners, some of whom have served for many years. As the subdivision ages (including us members), we are looking for support in the management of subdivision affairs. We have been actively inquiring about hiring a management company to assist us and have found that it would significantly raise our yearly dues. For now, we do not intend to move forward with any such plan. Instead, we will keep a list of those who have volunteered to help and may call upon you as needed. If you are interested in taking on a more active role with the Board, please reach out to us and we will put you on our list.

What Does the Board Do?

In addition to sending out yearly invoices and collecting dues, you may be wondering what the Board does on your behalf. Quite a lot of work happens 'behind the scenes' to manage the subdivision. The following are just some of the things we have done during the past twelve months or so.

We...

- managed incoming dues based on the yearly budget, paying the costs associated with the running of subdivision affairs. For a taste of what those bills are, please review the newly projected budget included in this mailing.
- updated/maintained the Walnut Creek Subdivision website www.walnutcreekha.org which includes Board member information, digital copies of the subdivision's by-laws, covenants and deed restrictions and our yearly newsletters. It is another method for reaching out to us using the 'contact us' tab as well. We also updated our main email address to walnutcreekha@gmail.com for better functionality.
- wrote countless letters of correspondence including status letters for title companies, letters of non-compliance and non-payment of dues to homeowners and welcome letters to new homeowners.
- started the foreclosure process on two homes for non-payment of yearly dues.
- installed new front entrance lighting and began a multi-phase clean-up project of the berm that runs along 22 Mile Road. For more information, please continue reading this newsletter!

Complaint Corner

Ever wonder if your concern is the same as your neighbor's? Here are some of the things brought to the Board's attention over the past several months that we have addressed. If you recognize yourself as an 'offender' please be mindful that many of these items have clear guidelines in the subdivision's deed restrictions.

- **Garbage and Garbage Containers:** *"No Lot shall be used or maintained nor permitted to be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and the same shall not be kept on any Lot, except in sanitary containers properly concealed from public view. Garbage containers shall not be left at the road for more than twenty-four (24) hours in any week .*
- **Commercial Vehicles:** *"No housetrailers, motor homes, commercial vehicles, cars under repair or restoration, boat trailers, camping vehicles, pickup campers, camping trailers, or any portion of any of the foregoing, may be on or stored on any street in the Subdivision or on any Lot, **unless stored fully enclosed at all times within an attached garage.** Commercial vehicles and trucks shall not be parked or stored in the Subdivision, or on any Lot therein, except while making normal deliveries or pickups in the normal course of business.*

see other side...

- **Landscaping:** *“All landscaping in the Subdivision shall be of an aesthetically pleasing nature and shall be **continuously and properly well maintained at all times**. It is the purpose of this Paragraph 3 to cause the Subdivision to develop into a beautiful, harmonious, private residential area.”*
- **Street Parking:** While the WCHA does not have oversight related to road matters in the subdivision, please be courteous and do not park in front your neighbor’s mailbox. USPS mail trucks will not deliver mail if a mailbox is blocked. Additionally, when the winter months approach, please remove your vehicles off of the streets when heavy snow is expected so that plows can do a more thorough job.

How Can You Help?

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. Be sure to update your records with our new email address: walnutcreekha@gmail.com. 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. If you are in need of road patching near your home, we suggest that you call the Department of Roads to ensure that your specific concern is addressed.

~Sheriff’s Office: (586) 469-5151

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

Front Entrance Berm Clean-Up

Last fall, the WCHA began a multi-phase project to clean up the berm on the landscape easement. Dead trees, shrubs and branches were cut and removed. Additionally, all plantings that overhung the sidewalk were trimmed back. In the next several weeks, we will begin phase two of the project. During this time, we will reassess, continue trimming, and mulch the berm. Next year, we will complete the final stage of the project which is to add plantings to provide a more consistent look along the entirety of the easement. We would like to send a special thank you to those homeowners whose homes back up to 22 Mile Road for their cooperation and patience as we work to rejuvenate the berm for all of us to enjoy!

New Pitchford Park

Did you know that the new Pitchford Park on Romeo Plank Road is open to the public and can be accessed on foot from our subdivision through the Willowood sub? Simply head east on Nick Drive and turn north on Willowood Drive. When it ends at Teresa Drive head east until you find Zoe Drive. From there you can access the park! According to Macomb Township’s website at www.macomb-mi.gov/536/Pitchford-Park, the park has picnic shelters, playscapes, tennis and pickleball courts, restrooms and even a small dog park!

Budget & Association Dues 2024 – 2025

Thank you so much to those of you who paid last year’s dues in a timely manner. It’s once again that time of year. The dues will remain at \$90 per household and the invoice is enclosed in this mailing. A copy of the projected budget is also included for your review. Thank you in advance!

Enclosed is your dues invoice for 2024-2025. The fee is \$90.00 per household. Please submit your payment postmarked no later than July 15, 2024. The WCHA will charge a \$25 late fee per month to accounts that do not pay by the due date. Thank you.