

WALNUT CREEK HOME ASSOCIATION

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Summer 2025

Message from the WCHA Board

The WCHA Board continues to wish our homeowners good health and happiness this summer season! As a volunteer group of homeowners, we strive to keep costs down for us all while maintaining the beautiful curb appeal in the Walnut Creek Subdivision. We (the Board) cannot do it alone; it is a shared responsibility and we ask that you work with us by abiding by our by-laws and deed restrictions. We recognize that following them may seem insignificant with the complexities of homeownership and life in general, but it is each homeowner's responsibility to do so. We must all chip in and take pride in our community so that the Walnut Creek Subdivision remains the inviting neighborhood in which you purchased your home. Many thanks in helping us to keep our neighborhood looking great!

Front Entrance Berm Clean-Up: Phase Three

Last year, 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. Last summer, we completed phase two of the project. During that time, we continued trimming and mulched the berm. This year, we plan to continue with phase three of the project - adding plantings to provide a more consistent look along the entirety of the easement and to fill in bare areas.

Moving forward the WCHA will maintain the berms' plantings and mulch bed, and affected homeowners will mow the lawn up to the mulch line on their side of the easement (including any grass outside of their fence line). 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. We appreciate you!

Complaint Corner

Most of the WCHA correspondence received is in addressing neighbors' complaints. For obvious reasons, the same issues tend to rise to the surface every year and as summer begins, it is no surprise that our neighbor's yards are the top complaint. **Late last month, the WCHA board sent almost three dozen letters to homeowners regarding yard maintenance needs.** If you recognize yourself as an 'offender' of any of these complaints, please be mindful that many of them have clear guidelines in the subdivision's deed restrictions. See below for the specific language:

- **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."*
- **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**. Garage 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...

- **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 of your neighbor's mailbox. USPS mail trucks will not deliver mail if a mailbox is blocked.

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 – no exceptions. Additionally, please keep in mind that blowing your snow from the driveway into the street will simply result in the plow pushing it back up onto your driveway when they pass through. Push or blow snow to your side yard instead. It is likely that you will have to remove snow more than once from the bottom of your driveway once the plows make their passes. Let's be courteous and patient with our plowing crew and our neighbors when these handful of winter days come upon us again. It is the nature of winter in Michigan!

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(ish) 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. ***The Board has already called several times this season to have problem areas addressed, but we/they may have overlooked some.***

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

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

For everyone's safety, please slow down while driving through the subdivision and when entering and exiting. We have many pedestrians that walk or bike on the sidewalks and they have the right of way. Parents, please remind your new/young drivers to be extra cautious and courteous to their neighbors as well. Safety first!

Budget & Association Dues 2025 – 2026

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. The budget's net loss will be balanced from our emergency fund surplus, which is comprised mainly of reimbursed legal expenses and late fees for unpaid dues.

Thank you in advance!

Enclosed is your dues invoice for 2025-2026. The fee is \$90.00 per household. Please submit your payment postmarked no later than **July 15, 2025. The WCHA will charge a \$25 late fee per month to accounts that do not pay by the due date. Thank you.**