

WALNUT CREEK HOME ASSOCIATION

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Summer 2026

Dear Homeowners,

Many thanks to you for helping to maintain the Walnut Creek Subdivision by taking great care of your homes and abiding by the bylaws and deed restrictions. While we do face some challenges with aging homes and ownership turnover, we appreciate your efforts! We would like to send a special thanks to those homeowners who contributed to decorating the front entrance during various holidays and seasons. It takes many volunteer hands to manage the subdivision's business and we welcome the assist! Want to help? Email us if you would like to volunteer. More importantly, read the next section to help us reduce the number of issues by first checking to see if your concern falls under a different entity or if you can resolve the matter without our intervention. Please read through to the end of this newsletter for other important information, including our projected budget and dues invoice too. Thank you and have wonderful summer! ~The WCHA Board

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 kindly remind you that board members are happy to have friendly conversations with you in the neighborhood but do not accept "action items" verbally. We volunteer our time to make group decisions on behalf of the subdivision and cannot act as individuals. In order for your concern to be properly addressed, email us at: walnutcreekha@gmail.com so that we can address it in an official capacity as a board. This is the only proper manner to file complaints with the WCHA.

We do recognize that not all issues can be solved by the bylaws and deed restrictions. As homeowners, you have every right to contact the township independently. They share the same goals in maintaining nice neighborhoods and have more oversight and authority to address certain concerns. See the related contacts below:

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. We have seen some evidence of repairs already being made this season.

Sheriff's Office: (586) 469-5151

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

Complaint Corner

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. This year, we are seeing more temporary pools pop up as well. Please be mindful that Walnut Creek has clear guidelines in the subdivision's deed restrictions regarding landscaping maintenance and pool installation. If you recognize yourself as an 'offender' or have received a letter from the WCHA, please take measures to rectify the situation immediately. See below for the specific language of the most recent complaints:

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.”*
- **Pools:** *“No swimming pool shall be higher than one (1) foot above existing lot grade. **No temporary or permanent above ground pools** shall be permitted.”*
- **Pets:** *“Each household pet shall be cared for by its owner in such a manner so as not to be objectionable or offensive on account of **noise, odor, unsafe, or unsanitary conditions**.”* Please keep your dog or other pet on a leash while walking and do not leave your dog outside barking for an extended amount of time.
- **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.

Also, 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. While the speed limit within the subdivision is 25mph, in many cases, that is too fast to avoid a bouncing ball or a child darting out into the street. It is also important to yield for oncoming traffic when parked cars may be partially blocking your lane, even if they seem far down the road; they also have the right of way. **Parents, please remind your new/young drivers to be extra cautious and courteous to their neighbors too!**

Front Entrance Berm Project Completion

The front entrance berm clean-up project is mostly complete! Two years ago, 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. All plantings that overhung the sidewalk were trimmed back as well. The following year, we continued trimming and mulched the berm. Last fall, we moved to phase three of the project, adding almost fifty plantings to provide a more consistent look along the entirety of the easement. The plantings survived the winter months and will eventually fill in the open spaces under the large trees as they mature.

Now that the project is complete, the Association will take continue to maintain the berm by periodically trimming and adding mulch (expected later this summer). Please note the increase in the projected budget for berm maintenance that is included with this newsletter.

Thank you again to those homeowners whose homes back up to 22 Mile Road for their cooperation and patience as we worked to update our front entrance. Thank you also for mowing/maintaining the lawn up to the mulch line on your side of the easement, including any grass outside your fence line. We’ve got the rest!

Budget & Association Dues 2026 – 2027

Thank you 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 2026-2027. The fee is \$90.00 per household. Please submit your payment postmarked no later than July 30, 2025. The WCHA will charge a \$25 late fee per month to accounts that do not pay by the due date. Thank you.