



Yard Maintenance

In order to keep our sub looking it's best, we need every resident to adhere to HOA bylaws for yard and sidewalk maintenance. Please take a moment to refamiliarize yourself with required lawn and yard maintenance.

Lawn Care Expectations:

- Lawn Cut weekly - Lawn no more than approx. 4" height.
- Sidewalks and driveways edged monthly, minimum.
- All trees, poles, landscapes, etc. trimmed weekly when lawn cut.
- Lawns watered at night to prevent browning.
- Weeds removed from seams / cracks in sidewalks and driveways.
- Bush and Flower areas planted fully and trimmed and de-weeded.
- Weed control throughout lawn to remove dandelions and weeds.
- Snow shoveled from walk if over 1.5" of snow.
- Pet waste quickly removed from lawn (within 2 days, worst case).
- Pet waste immediately removed from other's or common area lawns/landscape.

Enforcement Process, Fines, and Member Rights are defined in By-laws. Visit the HOA website for details and to read the bylaws: cumberlandwoods.net/contractors-corner/



Hello from the HOA

A message from the Board of Directors

Last June we were voted in as the 2021/2022 Board of Directors. It has been a busy year as we continue to navigate the pandemic and its effects on our friends, our families, on employment and vendors relationships.

Cumberland Woods is one of the largest subdivisions in the area and as 168 homes strong we depend on you as volunteers and community to keep our subdivision at its best. Each property owner in the sub is officially a member of the Home Owners Association, and each of us is responsible for maintaining and adhering to the subdivision by laws.

As boards before us, we are committed to transparency in decision making and we want to encourage each of you to get involved and support efforts to keep our subdivision safe, beautiful and welcoming.

In an effort to keep you informed and share opportunities for involvement, we are resurrecting the community newsletter. Please take a read.

Cheers to a great summer!
Maureen, Jeff, Luke, Bryan and Mala

Stay informed on the latest happenings and important neighborhood announcements at CumberlandWoods.net

Save the Date

Annual Residents HOA Meeting

Please join us for the Annual Residents Subdivision HOA meeting. For the second year, we will host this meeting virtually.

Date: Wednesday, July 13

Time: 7:00-8:00 pm EDT (60 minutes)

Location: Zoom (link will be posted to our website)

Agenda

Welcome & Open

President's Report

Vice President's Report

Election (position of Director, 1 yr term)

Open Floor (residents can raise issues/questions)

Close

The meeting will follow Roberts Rules. Residents will have opportunity to voice questions and concerns for the benefit of the subdivision. During the appropriate time, residents will have 2 minutes to address their topic.

If you are unable to attend and have a question you would like addressed, please send your inquiry to cumberlandwoodsrh@gmail.com



Volunteers Needed!

Board of Directors Position

We will be taking nominations and voting on the position of Director for the HOA Board (1 year term). Duties can be found at cumberlandwoods.net/board.

Special thank you to Mala Pearson for her contributions as the HOA Director this year. And for her many years of service prior!

Sub Committee Positions

Sub committees play an essential role in how our community functions. We are seeking volunteers for the following needs.

Block Party Committee

Co-chairs and committee members needed. If we do not have volunteer support, we cannot hold a block party.

Interested? Contact lukelucasbeach@gmail.com

By-Law Moderization Committee

Our subdivision bylaws are in desperate need of an update. This will be an important project over the course of 2022/2023. We are in need of dedicated volunteers who can help manage this critical project.

Interested? Contact maureenbenderpr@gmail.com

Welcome Committee

Our community is growing and we would love to be able to properly welcome every new resident and ensure they have the most important community information.

Interested? Contact mpearsons@yahoo.com

Beautification Committee

One of the draws of our community is the beautiful grounds, complete with protected woodlands and the luscious private yards. In order to maintain the best possible aesthetic, we are in need of volunteers to support our landscaping vendors and work with neighbors to ensure proper upkeep.

Interested? Contact mpearsons@yahoo.com

Water & Storm Drain Committee

Given the increased level of inquiry from neighbors regarding rainwater and drainage, we are creating a new subcommittee to focus solely on these matters.

Interested? Contact jjduperon@tneintl.com

NOTE: Subcommittees report to the Board of Directors. They are not responsible for, nor are they able to, act on behalf of the board. They serve as ambassadors, advocates and planning committees for key areas of our community. Each committee is responsible for reporting to the board on their respective areas of business.

On the Radar 2022/2023

Cumberland Woods Subdivision is one of the largest subs in the Rochester Hills area, and we're officially 25 years old.

Given the age and size of our subdivision, there are going to be a number of capital projects needed in the coming months and years.

These are topics within the Board of Director's purview and management.

HOA Management Company

Discussed for several years, the current BoD is in communication with several HOA Management Companies on discussion for services needed. Note that the volume of complaints and services have increased and like most subdivisions we are in need of a professional organization to keep up with the volume of work. Updates on progress toward this will be shared and communicated with residents throughout the process.

Dues

Annual dues have remained at \$175 for a number of years. As a BoD we voted and determined there was no increase needed this year, however we feel its important that residents realize the effects of inflation are being felt in our annual contracts and services provided by the HOA from our annual dues. No increase is happening this year, however this may need to be revisited in the coming years.

Friendly Reminders

Resident Responsibilities

We have received a number of complaints and inquiries about the following topics. Please remember that each resident is responsible for maintaining their property as detailed by the Cumberland Woods Bylaws.

Bylaw violations are subject to fees, fines and escalations leading up to liens on properties. [Bylaws can be found on our website here.](#)

Sidewalk maintenance

Residents are responsible for the maintenance and repair of the sidewalks in front of their homes. This is not a City or HOA responsibility. Visit the [Rochester Hills website](#) for details.

Dogs/Pets

View all [City Ordinances on pets here.](#)

Building/Construction & Renovation Projects

Construction and property updates need consent from the HOA Board of Directors PRIOR to start of the project. [See bylaws for details.](#)

A Great Community

We are proud to serve as your volunteer Board of Directors and we appreciate all of your support to keep our community at its best.

If you have questions, suggestions or want to get involved in a more formal capacity, please don't hesitate to contact us.

Wishing you all a wonderful, fun and safe summer.

Stay Connected

In addition to our quarterly newsletter and website, we send important emails to residents through our webserver. If you are not receiving emails please contact to ensure you are on the list.

cumberlandwoodsrh@gmail.com

Tip: Please save this email address to your contact list to help ensure that emails don't land in your SPAM folder.



Cumberland Woods Home Owners Association

Rochester Hills, MI



HOA or City of Rochester Hills?

While our Home Owners Association (HOA) serves an important role in our subdivision community, residents are first and foremost residents of the city of Rochester Hills and concerns about city ordinances should be directed to the appropriate city departments.

The City of Rochester Hills
248.656.4600
rochesterhills.org

Oakland County Sheriff's Department
248.537.3530

Rochester Hills Building, Ordinance and
Facilities Departments
248.656.4615

Recycling
GFL 248-204-6750

Oakland County Animal Control
248.858.1090
Animal Control handles all animal complaints.

Cumberland Woods Home Owners Association
website: cumberlandwoods.net
email: cumberlandwoodsrh@gmail.com

We're Going Paperless!

We printed this first edition of the 2022 newsletter to help ensure that we connected with all of our residents. Moving forward we will be sharing this newsletter on the Cumberland Woods website and via email. Please reach out to share your latest contact information.

