

# CUMBERLAND WOODS

---

## Annual Meeting

Date: Thursday April 30 at 7:00 PM

Location: City of Rochester Hills Office.

Directions: One-Quarter Mile West of Livernois on South Side of Avon.

Meeting Will be held in the Auditorium



### 2014 Board Elections

During the Annual Meeting elections were held for the office of President, Vice President, Secretary and Director. The new Board members are:

- President: Richard Edwartoski.
- Secretary: Mike Kobylarz
- Vice President: John Baran
- Director: Ron Konicov.

### 2015 Elections

The position of Director and Treasurer are open. Please have discussions with your neighbors on potential nominations.

## <sup>P</sup> INSIDE

---

ENTRANCE AND  
COMMON AREA

PET WASTE

ROAD PROJECTS

HOME SECURITY

OUR COMMUNITY

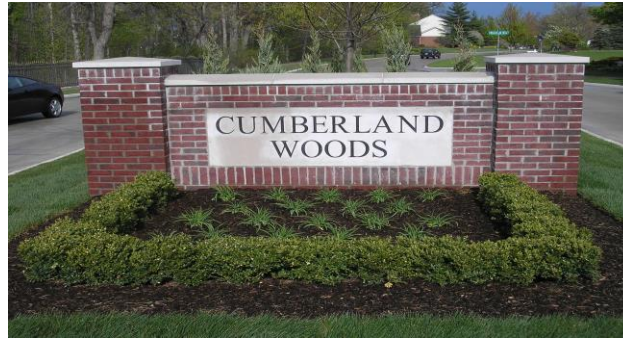
BLOCK PARTY

TREASURERS REPORT

BOARD MEMBER  
CONTACT

---

## *Entrance and Common Area Maintenance*



Miller Landscaping will continue to provide entrance and commons area maintenance for 2015. The HOA has met with the contractor to insure the following:

- Spring Cleanup to be completed by April 31
- Spring Planting to be completed by Mid May
- Christmas lighting will be upgraded for 2015

The HOA has also completed a repair and upgrade to the entrance lighting which included switching to LED bulbs saving the association on repairs and utility costs.

## *Pet Waste Issue*



This past winter Cumberland Woods residents have reported some neighbors not picking up after their pets when out walking. In some cases the waste is picked up, but thrown into the wooded common areas. Many residents pick up after their pets for which the community is grateful. However, those that are witnessed leaving the waste behind will be fined. Your cooperation would be appreciated.

---

## *Residential and Local Road Projects*



### **Summary of Projects**

**Hamlin Road** - It will be widened to three lanes (adding a center turn lane) between Livernois and Rochester with intersection improvements at Rochester Road, and re-paved between Rochester and Dequindre. No full closures have been announced but there will likely be significant slowdowns.

**Rochester Road** - Re-paving between M-59 and **Tienken Road** except for downtown Rochester (mostly nights and weekends)

**Tienken Road** - Closed from March thru September between Livernois and Rochester to complete the reconstruction and widening project. Closed from June through November between Livernois and Adams for major re-paving.

Cumberland Woods - More slab replacement will be done on Lake Ridge. Other areas through the sub will be patched.

## *Home Security*



- Reminder to check first floor doors and windows overnight, including blinds
  - Reminder to keep entry doors locked especially if you are in the backyard
  - Going on vacation? If you notify the Oakland County Sheriff, they will check in on your home while you're gone. [http://www.oakgov.com/sheriff/Documents/house\\_check\\_form.pdf](http://www.oakgov.com/sheriff/Documents/house_check_form.pdf)
-

## *Our Community*



### ***Landscaping***

If there are residents who do not have trees in their right-of-way area who would like to have one planted, they can have the city plant one at a shared cost. However, this year the program is free, though there are limited quantities available. <http://rochesterhills.org/index.aspx?nid=360>

The HOA would like to remind our residents to please edge your lawns occasional during the summer months. Lack of edging promotes grass and weed growth in the sidewalks and makes for poor curb appeal. This request applies to those who rent as well.

### ***Property Values***

Property values have increased over 10% both in the city and in the subdivision over the past year. This is a sign that we live in a great city and a great neighborhood.

### ***Traffic Concerns***

A new 18-home subdivision named Cumberland Pointe will be built to the North of our location with a new entrance onto Livernois from Kentucky. The new subdivision will connect to Cumberland Hills alleviating traffic flow into our neighborhood.

### ***Trash Pick Up***

The HOA has received concerns from our residents that some homeowners are placing trash receptacles and other large items out more that 24 hours before scheduled pickup and leave them for more than one day before they are stored away. Our bylaws state that you cannot place these items out more than 24 hours prior. For our new residents please note that trash pick-up is delayed one day during a week where a National Holiday falls prior to Wednesday.

### ***Christmas Lights Removal***

Your HOA would like to remind our residents that Christmas lights must be removed by April 15.

## *Block Party*

Based upon the great feedback regarding the 2014 Block Party the HOA is pleased to announce that we are in the planning stages for 2015. Our attendance was over seventy-five individuals making for an enjoyable time for all. However, we are in need of a project manager to begin implementation. Mala Pearson, who has been so kind in organizing past outings, does have a playbook with instructions and phone numbers providing an easy transition to the new individual.

## *Treasurers Report*

Dues notices will be mailed at the end of April for payment by June 1. The dues will remain the same this year, \$175.

As we did last year, we will be strict on the timely collection of dues. Untimely payment results in an undue strain on the resources of the Board and the costs of the association - additional mailings, lien filings, and small claims court filings cost each homeowner money.

A lien has been filed for nonpayment of dues for 1 homeowner. One homeowner is currently less than one-year past due and is honoring their requested payment plan.

---

## *Current Board Member Email Addresses*

Rick Edwartoski: rickedwartoski@gmail.com

John Baran: johnnybpilot@wowway.com

Polly Fernandez: polyana123us@yahoo.com

Mike Kobylarz: mkobylarz74@gmail.com

Ron Konicov: rkonicov@gmail.com

Community Email: cumberlandwoodsrh@gmail.com

## *Email Address Reminder*

Your HOA would like to ask that our residents insure their email addresses are current on the web site to insure important communications reach each of us as necessary.

---