

Cumberland Woods HOA Association  
Board Meeting  
September 16, 2024

Board Members Present: Dave Schafer, Karen Kimbro, John Baron, Janet Gerhard

Review of June 2024 minutes: Minutes are not complete and will be available for review at the next board meeting.

Review of Budget: Only one homeowner is late on dues. A lien on one home was released as their late dues were paid in full. The current budget was reviewed and determined to be satisfactory.

HOA Violations: There are two households who are in violations and owe fines. Both households are on Long Meadow Lane. One household owes \$100 in HOA violation fines in addition to the fees charged by the city for grass cutting.

The other homeowner on Long Meadow has received a letter with no resolution to the violations. There was further discussion of other properties with questionable yards in potential violation.

Plans for Front Entrance: The plan for the front entrance includes an arrangement of pumpkins, mums, scarecrows and bales of hay. The Board unanimously agreed that the corner of Lake Ridge and Woodfield should also include a Fall display.

There was discussion about the Christmas decorations. It is advisable to stay away from decorations that must be skewered in the ground as the winds in the area prove to be too much to keep the decorations in place. There is electricity at the front entrance if the display should require it.

Plans for corner of Woodfield : The Board commented that the removal of the bushes on the corner looks so clean with nothing planted. It was suggested by Auburn Oaks Nursery that we wait to plant until the spring, allowing for the roots to die from the overgrown bushes that were removed.

Web page status: The Board agreed that the website should include actual sub photos and not stock photos as recommended by the web designer. The website, which is taking much longer than anticipated, should be operational by January 2025.

New Residents to Cumberland Woods: A new family moved to the home on Lake Ridge, a home that was previously a rental. There is also a new family in the home on the corner of Forestview and Woodfield Way. That house sold for \$610,000. There is also a new family in the home on the far end of Long Meadow.

Dave will obtain more “New Resident” packs from the city of Rochester Hills to be distributed to the new residents. Janet volunteered to distribute the packets.

Bylaws Changes: The bylaw changes will require 101 signatures from homeowners for the changes to be approved. The bylaws should include the provision that gardens in front or side of the home are not allowed. Homeowners have the option of securing a plot at the community garden, Dinosaurs Hills, on Wabash in the Cumberland Hills sub. Neighborhood HOA's cannot place restrictions on the following issues, as the State HOA guidelines take precedence: Laundry hanging outside, electric car charger installation and solar roofs.

Homeowner comments on the Bylaw Changes:

One homeowner would like the HOA to allow fences for their dogs. The sub just north of Cumberland Woods apparently allows fences. Also the homeowner would like to end solicitations in the neighborhood. Solicitors must obtain a permit from the city. Some subs have placed a professional sign in the entrance of the sub that solicitations are not

allowed. If a solicitor does not have a permit, homeowners are encouraged to call the Oakland County Sheriff non-emergency line and report the incident.

Shed on Long Meadow Lane:

A homeowner complaint was submitted about a shed going up on Long Meadow Lane. The shed is substantial in size and complaintant indicated that the shed is prominent in their view when they are on their deck. In late July, the homeowner submitted an approval to the Board in late July for a playscape and not specifically a shed. The board determined that this is an open issue and will be referred to our HOA attorney for advice.

Next Meeting- Monday October 28<sup>th</sup> at 7 pm.