

Neighborhood News

1. **Front Entrance Signs.** The signs are designed and the contractor to build the signs has been selected. The Macomb Township required paperwork has been completed. We are currently waiting for Township approvals. There are three documents that need to be approved and we are waiting for the Township Board meeting to find out if the first part is approved. As soon as all approvals are met with favor for the construction of the new signs, we will start breaking ground, constructing the new sign and updating the electrical. As financials permit, we will be updating the landscaping.

2. **Electrical.** Some of the electric for the front entrance will be re-done in order to minimize problems and it will also be re-worked to accommodate the new front entrance signs.

3. **Front Entrance Street Light.** We have submitted the information for the light to Macomb Township and we are waiting to hear back from them.

4. **Annual Meeting.** The annual meeting will be held on **Tuesday, June 5, 2007 at 7:00 PM** North Branch Clinton-Macomb Library.

5. **Collecting Dues.** We are happy to report that 96.6% of the homeowners have paid their dues (199 out of 206). We have placed a lien on one of the seven. The homeowners addresses are: 49236 Frances, 49577 Julia, 18033 Teresa, 18647 Teresa, 49308 Willowood, 49376 Willowood, and 49333 Zoe. The Annual Dues Collection Process will get a new clause — the dues will be assessed a fee of \$25 every six months payment is not received effective June 1, 2007.

6. **Road Replacement.** This past fall, the Willowood Subdivision Board of Directors went around the subdivision seeking signatures for our petition to replace the roads in the subdivision. The petition was delivered to the Macomb County Road Commission. Thank you Dino Bucci! We received a response from the Macomb County Road Commission that they will not replace our roads at this time. They also said that we could meet with them to discuss this further. Henceforth, we are in the process of scheduling a meeting.

7. **Landscaping.** We will be changing the landscape around the new signs once completed. We will also be replacing some of the large trees and shrubs. This will be done over time as the budget allows. In addition, we will be planting flowers in the two, center island flower beds and sprucing up the front entrance on **June 2, 2007**. Please show your neighborhood spirit and join us for some fun in the sun. Our next big project after the signs and electrical work is completed is to update the rest of the landscaping.

Board of Director Nominations

We have three Board of Director positions that will expire on June 1, 2007. The positions are currently held by Tony DeLuca, Virginia Galambush and Joe Zito. Tony and Joe will be seeking re-election. Virginia will not be seeking re-election, but will continue to work on the front entrance sign project until it is complete. Virginia would like to thank all the homeowners that supported her. It has been truly a wonderful experience working with a great group of people. If you would like to run for a Board of Director position, please submit your name, phone number and e-mail address to: Willowood Subdivision Association, P.O. Box 183071, Shelby Township, MI 48318 or send an e-mail to board@willowood-sub.com. All nominations need to be received by **May 7, 2007 in order to be included in the upcoming vote**. All positions are for two year terms and will begin June, 2007.



**MAY 10TH, 11TH,
AND 12TH**

Arrangements will be made to place advertisements in local newspapers.

Financial Statements

**ACTUAL
ACCRUAL BASIS ACCOUNTING
Balance Sheet
As of March 31, 2007**

ASSETS

Checking/Savings	
Checking - Credit Union ONE	\$2,218.12
Credit Union ONE - CD	\$13,443.61
Entrance Sign Fund	\$8,135.00
Savings - Credit Union ONE	<u>\$159.13</u>

Total Checking/Savings \$23,955.86

Accounts Receivable \$1,000.00

Allowance For Doubtful Accounts -\$550.00

TOTAL ASSETS **\$24,405.86**

LIABILITIES & EQUITY

Liabilities

 Deferred Revenue - Dues \$3,090.00

Total Liabilities \$3,090.00

Equity

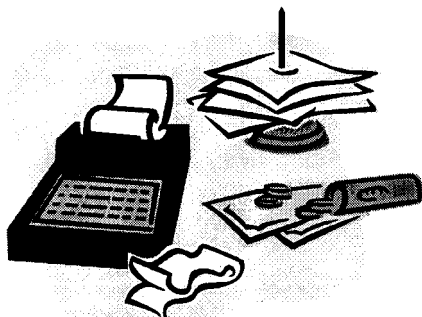
 Opening Bal Equity \$3,583.82

 Retained Earnings \$8,985.54

 Net Income \$8,746.50

Total Equity \$21,315.86

TOTAL LIABILITIES & EQUITY **\$24,405.86**



**ACTUAL
ACCRUAL BASIS ACCOUNTING
Profit & Loss
June 2006 through March 2007**

Income

Dues	\$15,450.00
Interest Income	\$444.60
Miscellaneous	<u>\$100.00</u>

Total Income **\$15,994.60**

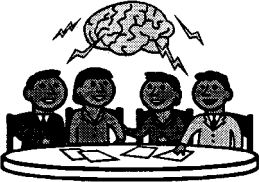
Expense

Bad Debt Expense	\$120.00
Christmas Lighting and Seasonal	\$227.30
Electric	\$442.95
Insurance	\$1,452.00
Lawn Care	\$215.80
Lighting Maintenance	\$480.00
Postage	\$147.40
Professional Fees - Legal	\$476.00
Snow Removal	\$3,290.00
Supplies - Paper, Envelopes	\$89.94
Water	<u>\$306.71</u>

Total Expense **\$7,248.10**

Net Income **\$8,746.50**

ANNUAL MEETING



TUES, JUNE 5, 2007

7:00 PM

NORTH BRANCH

CLINTON-MACOMB LIBRARY

24 MILE JUST W. OF ROMEO PLANK

Annual Dues Collection Process

1. Annual Dues will be due June 1 and payable without penalty until June 30. They can be paid by:
 - Sending a check to the Willowood Subdivision address,
 - Presenting a check at the annual meeting, or
 - Hand delivering a check to any one of the Board of Directors.
 2. After June 30, a letter will be sent to the homeowner and a \$25 penalty will be applied to the delinquent homeowner's account.
 3. After August 15, the account will be turned over to a lawyer to collect the Dues, penalties and lawyer fees. If a lien is placed, the delinquent homeowner will be charged all the legal and lien fees.
- NEW — Effective June 1, 2007:*
4. For every six months the homeowner is delinquent in paying their dues, an additional \$25 fee will be assessed.



Contact Information

Board of Directors:

- ♦ Tony DeLuca 263.4765
- ♦ David Elwood 286.6954
- ♦ Virginia Galambush 286.4070
- ♦ Nancy Jenkins 226.8628
- ♦ Joe Zito 286.9032

Issues for the entire Board should be sent to:

Willowood Subdivision Association
P.O. Box 183071
Shelby Twp., MI 48318

Or e-mail us at board@willowood-sub.com

Website is: www.willowood-sub.com

Neighborhood Tips

- ◇ Please keep your coach lights on for safety.
- ◇ If you notice any suspicious activity, please immediately call the Macomb County Sheriff Department at (586) 469-5151.
- ◇ Please contact the Macomb County Road Commission for road repairs. The phone number is 1-800-462-1474.
- ◇ Please do not park trailers, boats or motor homes in the street or driveway or on the property for more than 72 hours.
- ◇ Please do not place items (motorcycles, cars, etc.) on the front entrance common area.
- ◇ Please do not chain items to the street signs.
- ◇ Please keep car and home stereos at a level where you can hear it but not the neighbors.
- ◇ Please keep dogs on leashes and pick-up after your dog has done its business.
- ◇ Please keep dogs quiet.
- ◇ Please keep the drain clean. Do not dump grass clippings, yard waste, etc. into or around the drain.
- ◇ Please keep gas/electric scooters, go-karts, golf carts, etc. off the sidewalks for safety.



Committees:

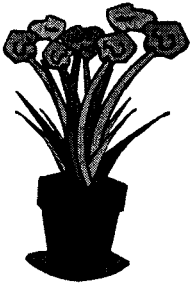
- **Garage Sale Committee.**
Nancy Jenkins
- **Front Entrance Sign Committee.**
James Cerullo, Valerie Scarcelli, Dennis Lewis, Sue Caravello, Kathy Gerus, Tony DeLuca*, David Elwood*, Virginia Galambush*, Nancy Jenkins*, & Joe Zito*
- **Web Site Committee.**
Dean Rynkowski, Kathy Gerus, Virginia Galambush*

If you would like to join any of the committees or if you have ideas for new committees, please contact us.

* These individuals are also members of the Board of Directors.

**A PUBLICATION OF THE WILLOWOOD
SUBDIVISION ASSOCIATION**

Willowood Subdivision Association
P.O. Box 183071
Shelby Township, MI 48318
Email: board@willowood-sub.com



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