



Board Members



Board of Directors for the Willowood Sub-division Association are . . .

- ◆ Joe Zito 586-286-9032
- ◆ David Elwood 586-286-6954
- ◆ Nancy Jenkins 586-226-8628
- ◆ Tony DeLuca 586-263-4765

If you would like to run for a Board position, please submit your name, phone number and e-mail address to: **Willowood Subdivision Association, P.O. Box 183071, Shelby Township, MI 48318.**

From this point forward, all positions will be for two year terms. We are currently working very hard to make positive changes throughout our neighborhood.

Current Events and Updates

1. **Collecting Dues.** We would like to report that 94% of homeowners have paid their dues. Annual Dues are always due June 1 and payable without penalty by June 30. A letter and dues slip will be sent to each homeowner. A \$25 penalty fee will be added to the dues if these are not paid by July 1. A lien will be placed and filed with the Macomb County Register of Deeds if no dues are paid. Sheet 2 contains a summary of homeowners not paid to date.

2. **Financials.** Please reference the income statement June 1 thru November 14th 2007 and balance sheet ending November 14th 2007 on Sheet 2.

3. **Front Entrance Project.** The project is 75% complete as most if not all homeowners have already seen. We apologize for the length and inconvenience of the project as many Township departments, contractors, and utility companies were involved. Plans that look great on paper do not always finish on time. We plan to finish the planting of perennials, shrubs, and trees in the spring. The design plan was done by the landscape company with the understanding we wanted a variety of color that would be present for each of the seasons as opposed to just planting a few flowers in the spring. We are very excited about the new look this will bring to the entrance and also accent the new stone signs. Thank you once again for your understanding.

4. **Street Light.** There still is significant interest to pursue adding a street light to the middle island to help illuminate the entrance. Due to the entrance project we will pursue this next year as we move forward.

5. **Seasonal Decorations.** We will still decorate the front entrance according to the seasons except for Thanksgiving this year as the entrance was just partially completed. We encourage neighborhood involvement. If you are interested in helping, please contact a board member for more information.

6. **Snow Removal.** We will have snow removal this year as planned. As we all know, it is hit or miss in Michigan with snowfall. We will be working closely with the snow removal company Greentree to ensure things are running smoothly. We would ask all homeowners to maintain your driveways and walkways to let the kids get through to the bus stops. As noted in the past, plows will not get close to mailboxes in risk of damage. You will need to clear some snow to allow the mail to be delivered and cars parked in the street are subject to being plowed in.

7. **Homeowner Restrictions.** We will continue enforcing restrictions. Please make yourself familiar with the Willowood Homeowner Restrictions document. If you do not have a copy, please contact a board member or look for it on our web site www.willowood-sub.com

9. **Road Repair.** Board members solicited and submitted a petition to address road repairs earlier this year. Surprisingly, the Township responded that the streets did not present any safety hazards and denied our request for improvements. We are planning to meet with the Township to pursue this issue; calls made by homeowners voicing your concern will certainly help our cause.

10. **Annual Meeting.** We held the annual meeting in June and for the homeowners that attended we had very positive feedback. We need your involvement to keep our subdivision beautiful and safe. We encourage you to mark your calendar. Most likely it will be held the first half of June.

Financials and Outstanding Dues

Balance Sheet

	Nov 14, 07	
ASSETS		
Checking/Savings		
Checking - Credit Union ONE	5,022.82	
Savings - Credit Union ONE	159.73	
Total Checking/Savings	5,182.55	
Accounts Receivable	1,845.00	A
Allowance For Doubtful Accounts	-550.00	B
TOTAL ASSETS	6,477.55	
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable	500.00	C
Deferred Revenue - Dues	9,270.00	D
Total Liabilities	9,770.00	
Equity		
Opening Bal Equity	16,996.55	
Net loss	-20,289.00	
Total Equity	-3,292.45	
TOTAL LIABILITIES & EQUITY	6,477.55	

A Represents homeowners who have not paid their dues See listing below of homeowners with outstanding dues

B Represents the amount of dues we anticipate as uncollectable

C Amount payable for electrical work

Mr. & Mrs. Paul Bednard
 Mr. & Mrs. Robert Hallop
 Mr. & Mrs. Kelley Lewis
 Jeffrey Lesnau
 Marco Nanni
 Brunilda Popaj
 Mr. & Mrs. Herbert Reiss
 Mr. & Mrs. Vincenzo Rizzo
 Joseph Riggs
 Mr. & Mrs. Paul Schultz
 Mr. & Mrs. Kevin Serafini
 Mr. & Mrs. Simon Sinistaj
 Steven Trombley
 Mr. & Mrs. Joseph Ulinski
 Mr. & Mrs. Scott Valent



Income Statement

Jun 1 - Nov 14, 07		
Income		
Dues	9,270.00	A
Interest Income	0.50	
Miscellaneous	290.00	B
Total Income	9,560.50	
Expense		
2007 Sign Costs	11,168.15	
Electric	51.26	
Flowers and Plants	134.00	
Insurance	1,389.00	
Landscape Design and Additions	8,246.14	
Lawn care	436.00	
Lighting Maintenance	5,151.16	
Post Office Box	40.00	
Snow Removal	686.00	
Sprinkler System Maintenance	2,325.80	
Supplies - Paper, Envelopes	105.74	
Tax Filing	70.00	
Water	46.25	
Total Expense	29,849.50	
Net Loss	-20,289.00	C

A Represents total dues earned over the period June 2007 through November 2007)

Dues are deferred and 1/12 is recognized each month

B Represents late fees for dues

C We anticipated a loss and reduction in equity in 2007 due to the expenses incurred on the new signs



Clip and Save Help Keep Our Sub Great

- ◇ Keep your coach lights ON throughout the evening hours to help light up the neighborhood.
- ◇ Please contact the Macomb County Road Commission for road repairs. The phone number is **1-800-462-1474**. You can make a difference !
- ◇ Please do not park trailers, motor homes, boats, etc. in your driveway or street for any length of time.
- ◇ Please do not place items (motorcycles, cars, etc.) on the front entrance lawn area, "For Sale".
- ◇ Please do not chain "For Sale" items to any street signs.
- ◇ Please let us know if you are moving or if someone new moves into our neighborhood. This will help keep our mailing list up to date.
- ◇ 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.
- ◇ Please keep the drains clean. Do not dump grass clippings, yard waste, etc. into or around the drains.
- ◇ Do not park cars in the street when it snows or blow the snow back into the street.
- ◇ Homeowners should contact the board before permits are pulled if they are upgrading their homes with fences, sheds, pools, etc. We will be glad to meet and discuss the project in accordance with bi-laws and restrictions. Feel free to contact us.

OUR DUTY AS A BOARD MEMBER

If any homeowner is in violation of a Deed Restriction, our policy will be to contact that homeowner first. We will explain the violation and allow the homeowner time to correct the problem. The Township may also be contacted if not corrected.

Committees

We currently have two committees. Each committee reports to the Board of Directors. The following are the committees along with their current members.

⇒ **Garage Sale Committee.**

Joe Zito*, David Elwood*, Nancy Jenkins*, Tony DeLuca*

⇒ **Web Site Committee.**

Dean Rynkowski, Joe Zito*, David Elwood*, Nancy Jenkins*, Tony DeLuca*

If you have an idea for a new committee or would like to participate, please let us know.

* These individuals are also Board Members.



Entrance Completion Project

Spring of 2008 the following will be completed.

- ◆ Finish the planting of 2 trees on each side of the signs to replace the ash trees that were dead.
- ◆ All perennials and shrubs will be planted in accordance with the detailed design plan.
- ◆ All lighting will be completed or adjusted to enhance the landscape
- ◆ The irrigation for the planting beds in front of the signs.
- ◆ All beds running East and West along the sidewalk will be mulched and damaged edging will be replaced.

Willowood Subdivision Association

A PUBLICATION OF THE WILLOWOOD
SUBDIVISION ASSOCIATION

**Willowood Subdivision
Association
P.O. Box 183071**

**Email: board@willowood-sub.com
www.willowood-sub.com**



November Issue:

- ◇ **Board Members and Contact Information**
- ◇ **Current Events and Updates**
- ◇ **Financials and Outstanding Dues**
- ◇ **Clip and Save . . .**
- ◇ **Committees**
- ◇ **Entrance Completion Project**

Have a safe Holiday Season

