



# Shadow Woods Newsletter

www.shadowwoods.com

Fall 2002

## Subdivision Board

### Officers:

President:

Gwen Hilton 375-5159

Vice President:

Mike Kilpatrick 375-5948

Secretary

Patricia Mitchell 375-5469

Treasurer

Linda Brown 375-0596

### Committees:

Dues & Assessments:

Sue Slates 375-2157

Capital Improvements:

Steve Heinemann  
375-5501

Communications:

Tracy Dreslinski 375-2584

Maintenance:

Terry Lanker 375-0509

Neighborhood Welcome &  
Restrictions Enforcement:

John Macumber 375-0064

Safety & Security:

Al Wolfe 375-1706

## Just Moved In?

If you are new to our subdivision and haven't yet received your "New Neighbor" welcome packet, please give John Macumber a call at 375-0064. John will drop off this handy packet of subdivision-related information packed inside a Shadow Woods coffee mug.

## Shadow Woods Roads

We reported in an earlier newsletter that the city of Rochester Hills was planning on rebuilding the streets in our subdivision in 2008. The plan now is to start the rebuild in April of 2005 with completion in November. The work will be extensive including new roads, curbs and edge drains. Ten feet of our front yards and the first section of our driveways may be replaced. Brick mailboxes will be torn down and replaced with wood ones by the city. All other mailboxes will have to be replaced by the homeowner. It will be everyone's responsibility to pull up their sprinkler systems and replace. There is a possibility that Powderhorn Ridge will be rebuilt earlier. As of now the funding for this is not approved. We will know for sure in November 2004. If you have any questions or concerns about our road rebuild, please contact Al Wolfe at 375-1706.

## Halloween Party

See the enclosed flyer for information regarding our subdivision Halloween Parade & Party on Saturday, October 19. Please RSVP by October 10 if you're planning on attending so we can make sure we have adequate food, treat bags, and crafts for each child.

The parade will start at 11:10 at Timberline & Keystone. The parade will head north on Timberline, turn east on Sunlight, and then turn west on Keystone, ending at Keystone Park.

You can RSVP for the party on our website, ShadowWoods.com, or by mailing the form on the enclosed flyer.

## Subdivision Annual Board Meeting

The annual meeting of the Shadow Woods Subdivision Association will be on Thursday, November 21 at 7:00 PM at the home of Subdivision Association President Gwen Hilton, 2789 Winter Park.

All Shadow Woods residents are invited to attend this meeting. The agenda for this meeting is the approval of the annual budget; review of the previous year's operations, as well as plans for the upcoming year.

## Adams & Powderhorn

The city has had a number of complaints from people not being able to get out on Adams, from Powderhorn Ridge. They are looking into this and may re-time the lights.



## **HOLIDAY DECORATING CONTEST**

*It's time to....*

- Untangle the lights
- Dust off Rudolph's nose, and
- Shine your brightest star!

The annual subdivision contest will be held on

**SUNDAY, DECEMBER 15  
AT 6 PM**

A \$25 gift certificate from a local restaurant will be presented to each of the three winners.

Judging will be based on

- ☆ Creativity
- ☆ Color
- ☆ Eye appeal
- ☆ Use of a theme

All homes are entered in the contest. Lights must be on at 6 PM. You do not need to be home during judging. Judges are non-Shadow Woods residents.

## **Dues & Assessments**

In August, liens were filed against six property owners who failed to pay the 2002 annual dues. Per SWSA By-Laws, in order to discharge the liens, monies must be paid which include the assessment amount, filing fees, and interest. Interest began accruing on May 1.

As of September 25, the SWSA uncollected lien total for years 1989 thru 2002 is \$3,661.42.

## **Trailer/Boat Storage**

Just a reminder that Shadow Woods deed restrictions prohibit the storing of trailers, RV's, or boats on subdivision property. We realize that time is needed before and after a trip to load and unload; therefore a 48-hour grace period is allowed. If you need a place to store your recreational equipment, you can contact M&R Storage at 586-997-6200.

## **Halloween Trick or Treat Hours**

From the City of Rochester Hills web site ([www.rochesterhills.org](http://www.rochesterhills.org))

City of Rochester Hills will allow Trick or Treating:

Halloween Night  
October 31, 2002

Time  
6:00 - 8:00 PM

## **Road Rally Cancelled**

Due to a lack of interest, the Shadow Woods Road Rally was cancelled. We have a couple of different children's events during the year that are very well attended (Halloween Parade & Party in October, and in Easter Egg Hunt in the spring). We'd like to have an adults activity, and/or a family activity. If you have any ideas or suggestions, we'd love to hear them. Please contact Tracy Dreslinski at 375-2584 or email her at [info@shadowwoods.com](mailto:info@shadowwoods.com).



## Letter from the President

Dear Residents,

It seems that we have been in the midst of a building boom in our corner of Rochester Hills for the last year. Most of us with school-age children experienced school construction last year, and it's not quite finished yet. Next, we were all greeted with the mall construction and road repaving north, south, east and west. And off of Brewster, we'll have a brand-new subdivision as neighbors.

I'm sure most everyone has visited our new mall by now, and it really is similar to a small village--people, cars, bikes and skateboards in every direction. And if you have the chance, check out Manchester Knolls to our east off Brewster.

All of this development makes me believe that our little enclave can be all the more desirable in this era of new homes in our area that start at \$500,000. Our real estate is going to look all the more attractive--especially if homeowners take care of their property. That makes it all the more important for each one of us to follow the deed restrictions and by-laws that are posted on [www.shadowwoods.com](http://www.shadowwoods.com). Every resident is responsible for following these restrictions and by-laws.

As a reminder, these are the most common infractions of our deed restrictions:

Section 9. a. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, and the same shall not be kept except in sanitary containers properly concealed from public view. Garbage containers shall not be left at the road for more than 24 hours in any one week.

Section 9. b. No house trailers, commercial vehicles, boat trailers, boats, camping vehicles or camping trailers may be parked on or stored on any lot in The Subdivision, unless stored full enclosed within an attached garage.

Section 13. a. No fence, wall or solid hedge may be erected, grown or maintained in front of or along the front building line of any lot. b. No fence or wall may be erected or maintained on or along the side lines of any lot, and/or on or along the rear line of any lot, except fences which are required by local ordinance to enclose swimming pools.

If we all abide by the rules, we all benefit.

Sincerely,

Gwen Hilton