



Shadow Woods Newsletter

www.shadowwoods.com

Fall 2004

Subdivision Board

Officers:

President:
Gwen Hilton
375-5159

Vice President:
Terry Lanker
375-0509

Secretary:
Patricia Mitchell
375-5469

Treasurer:
Linda Brown
375-0596

Committees:

Pat Banaszek
375-5683

Capital Improvements
Al Wolfe
375-1706

Safety and Security
Brian Holt
375-9487

Halloween Party

Come join us for some great Halloween fun! Children in costume are invited to march in our parade. (Parents are welcome in the parade also). The fire department will be sending a fire truck to lead a short parade on Timberline. The parade will begin and end at Keystone park. After the parade there will be crafts, snacks and games.

Date: **Saturday, October 30**

Time: **11:45 - 2:00** (Parade starts at 12:00)

Place: **Keystone Park** (Timberline & Keystone)



Please **RSVP** by October 29 through the website at Shadowwoods.com or call Karen at 248-375-1354. If calling, please leave your name and the number of adults and children who will be attending.

Annual Subdivision Meeting

All residents are invited to attend the Shadow Woods subdivision meeting. This year the meeting will be located at 2789 Winter Park on Thursday, November 18 at 7:00. This annual meeting is mandated by our subdivision by-laws, and gives every resident the opportunity to meet the board, ask questions and voice their opinion regarding subdivision operations.

An annual report and ballot will be mailed to your home at the end of October with complete information on the expenses and operations of Shadow Woods for 2004.

Vote Yes for Roads "City Proposals Proposal 2 Local Streets Millage"

In my opinion the most important improvement we can make to our neighborhood and the city of Rochester Hills is to vote **yes** for ROADS. I know 3 mills, or approximately \$450.00 per year, is a lot of money but I can not think of a better way to upgrade our neighborhood. Homeowners are spending thousands of dollars on home maintenance such as roofs & windows. Having good well-maintained roads is at least as important at a lot less cost.

Please vote yes for roads.

Al Wolfe, Capital Improvements

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★ Please read the ★
★ Letter from the ★
★ President on ★
★ page 3 for more ★
★ information ★
★ about the road ★
★ millage. ★
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Capital Improvements

Al Wolfe, Capital Improvements

This year we upgraded the large island at Tienken and Timberline Drive. Also, we reworked the Hidden Valley entrance. I hope that everyone liked the changes we made and we will continue to have flowers added next year. Also, we started to clean up the cul-de-sacs and inner islands by removing some of the over grown shrubs. We will be looking into expanding our efforts on the inner islands and cul-de-sacs for 2005. If you have any questions or concerns you can reach me at alwolfe@wowway.com

Holiday Decorating Contest

Don't forget to turn on your holiday lights for the decorating contest taking place **Sunday, December 11 at 6 PM**. All homes are entered in the contest. You do not need to be home during judging. Judges are non-Shadow Woods residents. Judging will be based on creativity, color, eye appeal and use of theme.

Maintenance Committee News

Dave Reese, Maintenance

For those of you who were wondering about the appearance of the island in the cul-de-sac on Winter Park Court, the city will fix it. They had to repair a leak in the water line near the hydrant. The dirt has been replaced but not graded. The city plans to finish grade the soil and to plant sod where they had to dig up the grass.

Comments from Terry Lanker, Shadow Woods Neighborhood Committee

Some residents have recently received letters concerning violation(s) of the subdivision's deed restrictions. Most residents have been very cooperative in removing the reason for the violation. Some residents have objected to what they interpreted as an invasion of their privacy. I would like to apologize to these offended residents.

My wife and I have been Shadow Woods residents since 1989 and we have owned two homes in the subdivision. When we moved from Winter Park to our present home on Snowmass we looked at buying in many subdivisions in the local area but we came back and purchased in Shadow Woods. I am very fond of Shadow Woods. I served on the capital improvements committee from 1991 to 1996; I was chairman of the maintenance committee from 1996 thru 2003.

I am new to the neighborhood committee. The neighborhood committee has the responsibility to carry out the obligation of the subdivision's Board of Directors in enforcement of the deed restrictions. This is done as a benefit for the common good of all residents.

The subdivision board has found that some residents have been storing their garbage/trash cans in public view. This is not in accord with the subdivision's deed restrictions which can be found at www.shadowwoods.com. The board is asking the neighborhood committee to put into action a strategy which would have all residents remove their garbage/trash cans from public view.

I am using this space to appeal to all residents to cooperate on this. Most of the residents already keep their garbage/trash cans out of public view and thereby make Shadow Woods an even more beautiful place to live. My wife and I keep our cans in our garage. We find if we bag our garbage, there is no offensive odor. We have purchased two plastics of the 32-gallon with wheels and these smaller cans fit easily in our garage. Furthermore, a few months ago we received a request from Waste Management about not using the large 42-gallon can due to the strain on the backs of the trash collectors.

I want very much to make our subdivision look first class. I cannot do this alone. The subdivision board cannot do this alone. We all need to work together. I anticipate everyone's cooperation in this regard.

Thanks for listening,
Terry

Letter From the President

Dear Residents,

The next election is just around the corner and one of the issues on the ballot is of major concern to Shadow Woods residents: **a dedicated millage for repair and reconstruction of residential streets and bridges**. According to Mr. Ed Anzek, Director of Planning & Development for the City of Rochester Hills, Shadow Woods' roads are "tied for worst" with another subdivision. Lucky us.

What does this mean to us? It means that if the millage passes, our streets will be redone. Our streets are so poor that they will tear out the old asphalt street and replace it with new asphalt and concrete curbs. Drainage will be improved, which will extend the life of the asphalt.

When will they be redone? They will be redone in the first round of road reconstruction, which should take place in 2006, according to Roger Rouse, Director of Public Works & Engineering Services for the City of Rochester Hills. The city will probably start by preserving roads first. These are roads that can be improved without costing a great deal of money, thereby extending the life of the road. Our roads are beyond that stage. That is why they have to be reconstructed. Road repairs will continue to be made as needed, however, to ensure public safety, according to Ed Anzek.

What will a 2.9213 millage cost the average Shadow Woods homeowner? It depends on the taxable value of your home (not your market value), so it would be \$2.9213 per \$1,000 of your taxable value for ten years. By voting yes, the cost of improving residential streets is shared by all the citizens of Rochester Hills, which is only fair.

What happens if the millage doesn't pass? There will be no money to fix our roads. For various reasons (please refer to www.rochesterhills.org for background on this issue) the city does not have the money for road reconstruction. It's very expensive, with costs of reconstructing an asphalt road at \$900,000 per mile. If the city doesn't pay for this, at some point we might have to consider whether or not we'd want to become a Special Assessment District (SAD). I doubt that any of us wants to pay for improving our streets directly out of our pockets, so this is another issue entirely, and hopefully, one we won't have to ever address.

Bottom Line: Get out and vote. Get out and vote yes on the road reconstruction millage. We have beautiful homes in our subdivision. We deserve to have safe and attractive roads as well. Please call me or contact the city of Rochester Hills for additional information.

Sincerely,

Gwen Hilton

Classified Ads

Ads will run for approximately four months on the web site and for one newsletter. To place an ad or to renew a previous ad please visit the shadowwoods.com website.

Childcare Needed: To get my children onto and off the school bus MWF. Great for college student! 7am-8:30am and 2pm-3:30pm. Extra hours available if willing to do light housework ie. laundry, empty dishwasher, make beds, etc. Carol Richardson 375-2382

Freezer: Upright Freezer for sale. 20 cu ft, safety lock, excellent condition (kids in college, dad on diet-don't need it). Asking \$220. Gary and Cheryl Ogonowski 248-375-5613

Thank You!

Special thanks to Marie Stoico for again sponsoring our subdivision Halloween party! In addition to selling many houses in our subdivision, Marie sponsors our subdivision Halloween and Easter parties. Thank you for all of your support!



Just Moved In?

If you are new to our subdivision and haven't yet received your "New Neighbor" welcome packet, please give Terry Lanker a call at 375-0509. Terry will drop off this handy packet of subdivision-related information packed inside a Shadow Woods coffee mug.

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