



# Shadow Woods Newsletter

Summer 2001

## 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:

#### Capital Improvements:

Steve Heinemann 375-5501

#### Communications:

Tracy Dreslinski 375-2584

#### Maintenance:

Terry Lanker 375-0509

#### Neighborhood Welcome & Restrictions Enforcement:

John Macumber 375-0064

## Village Of Rochester Hills Construction Underway

Construction began in July on an open-air shopping center whose central walkway will be a tree-lined boulevard named Main Street. The location is the former MeadowBrook Village Mall which anchors the southwest corner of Shadow Woods subdivision.

Retail chains including Ann Taylor, J. Crew, Chico's and Farmer Jack have snapped up leases for store facades meant to evoke the feel of an old-time downtown, set to open in fall 2002.

A five year legal battle between the operators of Meadowbrook Village Mall and the City of Rochester Hills ended last November, paving the way for the project. Since then, city officials have thrown their weight behind the project that "will be the downtown that Rochester Hills never had," said Mark Winter, a spokesman for operators of MeadowBrook Village.

The center's 32-acre footprint - less than half as big as Oakland Mall in Troy and barely a third that of Great Lakes Crossing mall in Auburn Hills - is large enough to lure major retailers but not so massive that it will tie up traffic on adjoining Walton Boulevard and Adams Road, said Jim Fielder, Vice President of Acquisitions for Robert B. Aikens & Associates, the builder.

The Homeowner's board has already expressed concern about increased cut-through traffic on Powderhorn Ridge, and is working on getting assistance from the City of Rochester Hills to address this issue.

## Spring Subdivision Clean-up

The Shadow Woods Subdivision Spring cleanup was held on Saturday, April 28th. The event was an overwhelming success thanks to the many residents that eagerly participated. Special thanks are extended to the area captains Bill Campbell, David Reese, Barb Angelo, Jeanette Bowden, Therese Leigh-Monstevens, and David Prizlow.

Much of the work on the north retention was done in an effort to control the willow tree debris and help to prevent any future flooding problems. This work saved us all a lot of money.

On behalf of all the residents the many volunteers that came out to help are deserving of a big "THANK YOU". What a great way to say I'm proud of my neighborhood and want to keep it clean and make Shadow Woods Subdivision a beautiful place to live!



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## Treasurer's Committee Report

	YEAR	AMOUNT
The 2001 annual assessment was due on April 30. As of July 12, fourteen (14) homeowners are delinquent and subject to lien activity.	1989	181.66
	1990	173.36
	1991	209.04
	1992	99.98
	1993	134.15
	1994	127.58
	1995	121.37
To the right is the current value of liens filed against non-paying Shadow Woods property owners. These amounts include dues amount, filing fee, and interest accrued to July 12, 2001	1996	115.51
	1997	122.76
	1998	980.84
	1999	243.54
	2000	745.98
	<b>Total</b>	<b>3255.77</b>

## New Neighbor Welcome Packet

This summer has been a busy one for home sales, and we welcome all of our new neighbors.

If you haven't yet received your "New Neighbor" welcome packet, please give John Macumber a call at 375-0064. He'll be happy to drop off this handy packet that includes sub-division by-laws, deed restrictions, phone numbers of interest, and a Shadow Woods coffee mug.

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## Advertising Signs

Just a reminder that per our Subdivision Association Deed Restrictions, no advertising signs of any kind are allowed (for example, painters, roofers, window companies, etc).

The only signs allowed are house for sale signs, and political signs. The deed restrictions are on-line at the shadowwoods.com web site.

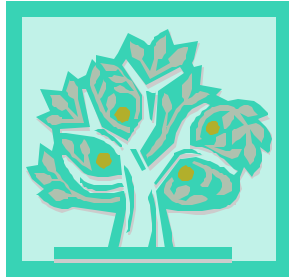
## Watering Restrictions

Let's all help out by following the watering restrictions; odd numbered houses water lawns on odd days, and even numbered houses on even days.

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## Neighborhood Directory

We still plan to put one out, we just need to draw a line in the sand. That said, if you want to be listed in the 2001 Shadow Woods Neighborhood directory, then send me your name(s), address, phone number, and names and ages of any children living at home. **Deadline for this is October 1.** Note you can fill out this info on-line at the shadowwoods.com web site, drop the info off at 694 Snowmass, or call Tracy Dreslinski at 375-2584.



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## Letter from the President

Dear Residents,

### Welcome New Board Members

I'd like to take a moment to fill you in on some new developments on the Board. First of all, quite a few residents contacted me regarding taking a position on the Board as a result of the publicity we had out regarding the need for new Board members.

On that note, I'd like to welcome Tracy Dreslinski as our new Communications chairperson. Tracy will be taking over the position from Patricia Mitchell who will continue to serve as our secretary. Tracy has a great deal of experience with websites and we hope to implement some big changes in our website--shadowwoods.com--to make it an even more valuable tool for our residents.

Also new to the Board is Steve Heinemann, who will be taking over as Capital Improvements Chairperson. I decided to give up this position--a position I've had since I became president several years ago. Steve can concentrate his energy on capital improvements and I can concentrate solely on the president's position. Welcome to both Tracy and Steve.

### Sign Improvement

You may remember that we were considering the purchase of new entrance signs for Shadow Woods. After our last board meeting, we decided to look into

the repair and maintenance of our existing signs for several reasons.

First of all, the new city restrictions on signage meant that new signs would have to be smaller than our existing signs. The new restrictions also meant that we would have had to place the sign for the Adams entrance on the island, and that the entrances at Telluride and Hidden Valley would not have a sign at all. Plus, new signage would have required a special assessment vote and meant additional money from our residents if the vote had passed.

For these reasons, the board felt that it was prudent to maintain our current signs. The rotted wood will be replaced as necessary, knot holes and cracks will be caulked and the signs will be painted. The new color scheme should make the signs stand out at their locations much better. The work should be done shortly.

That's all for now. Have a safe and happy summer.

Sincerely,

Gwen Hilton

President  
**Did you know...** Shadow Woods is the second largest subdivision in Rochester Hills with 419 homes.

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## Event Planning Help Needed

In the past we've had wonderful Halloween parties for our children and other social events. Last year no Halloween party was held because we were unable to get any volunteers to plan and coordinate this event. If you're new to the neighborhood and want to get involved, or if you've lived here a while and would like to help us re-instate a wonderful neighborhood tradition, please contact Tracy Dreslinski at 375-2584 or e-mail [dreslinski@home.com](mailto:dreslinski@home.com).