



Shadow Woods Newsletter

www.shadowwoods.com

Spring 2013

Subdivision Board

Officers:

President:

Terry Lanker
375-0509

Secretary:

Patricia Mitchell
375-5469

Treasurer:

Linda Brown
375-0596

Committees:

Communications:

Beth Tilove
375-1309

Capital Improvements:

Al Wolfe
375- 1706

Maintenance:

David Reese
375-1609

Neighborhood Deed:

Bruce Brown
375-0596

Safety & Security:

James Thomas
321-0007

Social:

Heather Elle
586-596-5423

Welcome:

Beth Tilove
375-1309

Informational Meeting

The SWSA Board is currently making plans to host a meeting with oil company representatives to answer our residents' questions. Date and time will be emailed.

Oil & Gas Leases coming to SW Residents

Jordan/West Bay Exploration is an oil and gas mining company seeking to drill for oil along the northern boundary of Rochester Hills. In order to do that, the company has to obtain signed leases from a majority of landowners in the affected area for the mineral rights under their properties. The leases give Jordan Development the right to draw oil from under the land, in exchange for royalty payments for any oil obtained.

The Shadow Woods Subdivision Association has been asked to lease the mineral rights under our 3 commons areas. In the near future, **every Shadow Woods property owner will receive a lease offer as well.**

The Board has been researching this issue for several weeks. Here are some of our findings:

1. The leases being offered are for underground mineral rights only — referred to as "non-entry" leases, they do not give Jordan the right to drill on the leased property. They will use what is called "directional drilling", in which the well goes down for thousands of feet then is turned in a specific direction to pull the oil from a general area. The well site itself can be up to 2 miles away from that general area
2. Jordan has stated that the controversial "fracking" method will not be necessary to remove oil in our area, but we would recommend the addition of a "no fracking clause" to all leases before signing.
3. The City of Rochester Hills has already signed leases with this same company for Tienken Road Park, Nowicki Park and Stony Creek Cemetery. All of the subs south of Tienken and west of Adams have been offered leases so far, and many residents have signed. Jordan needs to lease a minimum of 51% of the land in the targeted area in order to move ahead. If the project proceeds, the property owners who did not sign leases will be put in a mandatory "pool" which will allow them to receive at least a portion of a royalty.
4. Protect your rights! Read the lease carefully and discuss your concerns.

PLEASE NOTE: The SWSA Board has not yet signed the lease for the commons areas. In our opinion, the drilling and processing site need to be identified **FIRST**, to be certain it is not located anywhere that will have a negative effect on property values. Each Shadow Woods resident will, of course, make their own personal decision about whether to sign the lease for their property.

Go to the sub website, shadowwoods.com, for additional information.

Letter From the President

Dear Residents,

As we prepare to say hello to summer, we all look forward to outdoor activities and yard work. I look forward to cleaning up my yard and sprucing things up. I hope you will join me in making our neighborhood look "clean and green".

The Shadow Woods Safety and Security committee has been working with the city on placing speed humps on the boulevard portion of Timberline Drive. The city conducted a speed study and the maximum speed recorded was 45 mph! That is 180% of the speed limit or similar to driving over 120 mph on the interstate! We all need to keep our speed to 25 mph on the subdivision's streets. The cost for the speed humps to Shadow Woods will be approximately \$8000. I know this seems like a lot, but with the many small children living on this street, if just one accident can be avoided, the money will be well spent.

To avoid a future shortfall of funds, the board has developed a savings account for the Deferred Maintenance Fund. This fund has been established to pay for future dredging of the commons storm water basins, repairs to the Shadow Woods private storm sewer system, major cleanups following (ice) storms and/or other unexpected expenses. This fund has a balance of \$32,000.

Unfortunately due to the recent harsh economic conditions, some of the Shadow Woods homes show some signs of neglect. The city of Rochester Hills has a blight ordinance. We have asked the city to have their enforcement officers keep a sharp eye out for violations. The storage or accumulations of junk, trash, rubbish or refuse of any kind is prohibited. If any resident needs to report blight conditions, please call the city at 248-656-4615.

After many years of excellent service to Shadow Woods, Patricia Mitchell will be stepping down from the board. I want to join the other residents of Shadow Woods and thank Patricia for her immeasurably abundant assistance to the subdivision and its board.

Thanks for taking your time to read this. I respect my neighborhood, my home and my friends and I'm glad to take the time to make Shadow Woods a great place to live.

If you have additional comments or questions, please share them by going to our website, shadowwoods.com, and using the "Contact Us" link.

Sincerely,

Terry Lanker

SWSA President

Speed Humps To Be Installed on Timberline

In response to numerous complaints from residents, a speed study was conducted by the City of Rochester Hills on Timberline Drive in the fall of 2012. Subsequently, a proposal was made to install four "speed humps" adjacent to the boulevard of Timberline between Timberline Ct. and Sunlight Dr. Two speed humps will be placed northbound, and two placed southbound in efforts to mitigate the broad range of speeds both recorded by the speed study and reported by Timberline residents along the boulevard. The cost of the "speed humps" will be born by the subdivision, ranging from a total price of \$7200 to \$9600 for all four, and installation will be overseen by the City.

As many residents can attest, the speed humps on Powderhorn Ridge have been successful in greatly reducing the frequency of high speeds, and we are hopeful that they will be as effective in alleviating this persistent danger.

Shadow Woods Garage Sale Set for May 2-4

If you are planning a garage sale this year, why not join your neighbors and schedule it for **Thursday thru Saturday, May 2 thru 4**? That's the weekend scheduled for this year's sub-wide garage sales. You'll benefit from increased traffic, and the subdivision will take care of advertising in both print and online media. Advertised hours of operation will be 9 —4 daily, although participation is voluntary and at your convenience. Details will be sent out via sub email — questions may be directed to our Social Committee Chair, Heather Elle, at 586-596-5423.

Hazardous Waste drop-off at Oakland University

Household cleaners, paints, pesticides, batteries and fluorescent bulbs have made our lives easier, but can also be toxic to our environment. Do not put hazardous waste out with your trash. Instead, take these items to an Oakland County No Haz collection event. The closest will be at Oakland University on Saturday, **June 15, from 8am til 2pm**. There is a \$10 fee, so why not combine your items with a neighbor's? For a full list of accepted items, go to advanta-geoakland.com/CPHA/CPHAWaste and click on "NO HAZ FAQ". To save yourself time, click on "NO HAZ PROGRAM" for a printable advance registration form.



Do Unto Others....

As the snows of winter melt, it is abundantly clear that our Shadow Woods residents have not been cleaning up after their pets. No one wants to step in or around dog waste! Rochester Hills Code (Chapter 14-12) requires the owner of any dog to clean up after the dog and properly dispose of the dog waste, when walking the dog on a public right of way. **That includes our commons areas and the various islands.**



Please show the same consideration you would expect from others — **grab that bag** before you and your doggie companion leave the house!

A Brrr-y Fun Easter Party

The weather wasn't the warmest, but that didn't deter almost 60 eager youngsters from enjoying the Shadow Woods Children's Easter Egg Hunt & Party. There were plenty of sunny smiles as children played games, worked at crafts and hunted for colorful plastic eggs. We once again thank the wonderful volunteers of our Social Committee for a job well-done: Heather Elle, Melissa Thomas, Jennifer Lagerbohm, Claudia Mando and Gina Reintjes. Your efforts are appreciated greatly!



Happy
Easter!



What's Happening In the our Area...

Add These Local Events to Your Summer Calendar!

April 2 — yard waste collection resumes

May 2-4 — Shadow Woods Garage Sales

May 4 — Downtown Rochester Farmer's Market opens for the season, 8am –1pm

May 16 & 17 — Downtown Rochester Deck Art with food trucks, 5-9pm

May 25 & 26 — Rochester Heritage Days, Rochester Municipal Park

June 2—Roch. Hills Paddlepalooza on the Clinton River

June 8 — Shadow Woods Summer Cookout & Potluck

June 15 — Hazardous Waste drop-off, Oakland University, 8am—2pm

June 26—Festival of the Hills fireworks at Borden Park

July 11-13— Downtown Rochester Sidewalk Sales

Sept. 6-8—Arts'n'Apples Arts Festival, Rochester Municipal Park



We'll Be Partying June 8th!

Mark your calendar for the 2nd Annual Shadow Woods **Summer Cookout & Potluck!** Fun, games, food & friends are all on the menu! We'll be looking to our neighbors to step forward as we organize babysitters, tables, grills, willing chefs and more. Keep an eye on your inbox as the date draws closer — or you can call our Social Committee Chair, Heather Elle, at 586-596-5423 for more details.



Are You Collecting Your Points?

Have you signed up for your recycling points? As a resident of Rochester Hills, you qualify for the **RecycleBank program**, part of the City's trash disposal service. Once registered, you collect points based on the total amount of recycled materials collected on your trash day. Your points can be redeemed for hundreds of coupons, discounts and other rewards. Go to recyclebank.com and register today!

Local News At Your Fingertips

In case you haven't already discovered it, be aware that Rochester Hills has an on-line newspaper dedicated to local news. It is your source for up-to-the-minute news about our community. There is plenty of opportunity for input and interaction as well.

Check out the paper at rochester.patch.com.

At their website, you can sign up to have the Patch delivered to your email inbox daily, as well as breaking news alerts as they happen.

Neighborhood Notes

The Deed Restrictions that are appended to your deed are in place to encourage a neat and well-maintained look to our neighborhood. So remember that the restrictions require you to keep your trash bins "properly concealed from public view" any time other than trash pick-up day. An attractive subdivision is of benefit to all of us!

