



Shadow Woods Newsletter

www.shadowwoods.com

Fall 2008

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:

Newsletter:

Stacey Ferguson
375-1593

Website:

Patricia Mitchell
375-5469

Capital Improvements:

Al Wolfe
375-1706

Safety & Security:

Brian Holt
375-9487

Maintenance:

David Reese
375-1609

Neighborhood Welcome:

Jim Hudson
375-1086

Shadow Woods Halloween Party and Parade

Come have a hoot at the annual Shadow Woods Halloween party and parade! The Rochester Hills fire department will start things off by leading a short parade from Keystone Park at noon. Spooktacular fun including games, crafts and snacks will follow. Please RSVP on shadowwoods.com or call 248.375.1593

Date: **Saturday, October 25**

Time: **11:45—2:00 (parade begins at noon)**

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



Annual Subdivision Meeting

This year's annual meeting of the Association will take place on Monday, **November 24 at 7:30 p.m.** within the auditorium at **Rochester Hills City Hall**. It will feature a proposal from the Board for the residents to approve and update the subdivision's deed restrictions, which are up for renewal. As you will recall, over the past year, the Association Board has been working on updating our subdivision deed restrictions in light of the ever-expanding obligations of the Association and the changing circumstances in the subdivision.

In August, each resident received a letter outlining the proposed changes. A full copy of the proposed amendments is available at www.shadowwoods.com and all residents are encouraged to review them. The proposed changes will allow the Association to more effectively respond to the needs of the subdivision and its residents. The proposed changes include:

- Establishing an Infrastructure Maintenance Fund to pay for repairs to the private storm sewer system, removal of dead trees from common areas and other unexpected expenses.
- Increasing Association's ability to enforce rules and regulations through the imposition of fines and the right to maintain overgrown yards or remedy dangerous situations.
- Enabling the Association to select a single trash hauler for the subdivision to reduce costs and reduce wear on our new roads.

These are just some of the changes proposed in an effort to modernize the deed restrictions. There are numerous other minor language changes which are not discussed here. A full copy of the Amended and Restated Declaration of Restrictions for the Subdivision is available at www.shadowwoods.com. Please feel free to contact the Board of Directors with any comments on our website.

The manner in which the annual assessments are calculated will not be changed as part of the amendments. The existing procedure and limit on increases to the assessments will remain as it currently exists.

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**Thank You
Gwen Hilton
for your 17 years of
service on the
SWSA board.**



Letter From the President

Dear Residents,

As I sit here this morning, wracking my brain to write this letter, I'm not searching for something to say. Rather, I'm trying to edit all the thoughts that are pouring into my head. That's because this is my last "Letter from the President" for me.

I have been on the Homeowner's Board since our youngest daughter was about one. She's now a senior at Adams, so that's been a long time. As you might guess, a great many things have happened in my life and in our subdivision since I have been on the board.

One of the most controversial and heated subjects that I have encountered both as a parent and as a resident of Shadow Woods was the school redistricting in 1993. Up to that time, our neighborhood elementary kids had never attended the same school. The redistricting changed that, but it was not a smooth process. The board tried to stay out of it, but the fact that most of us were parents, with kids in the school system, made that impossible. That's history now, but certainly part of my history.

Our next big issue was the redevelopment of the mall, now known as the Village of Rochester Hills. Most of the activity was centered on the people whose properties are immediately adjacent to the mall, but the board was an active participant in insuring that the interests of Shadow Woods residents were considered. That whole process took several years, and umpteen meetings, but the effort was worth it. Our neighborhood can enjoy a beautiful mall, with great restaurants and retail, within walking distance.

Then, who can forget our battle to have our subdivision streets replaced? I can't! With the help of many concerned citizens, the City of Rochester Hills finally heeded our pleas, and we're entering our second winter with beautiful new roads.

Those are a few of the milestones that stand out in my mind over the years I've been on the board. They were stressful events, yet, in the end, very rewarding. Over the course of the years, we've also installed sprinkler systems at our entrances, refurbished our entrance plantings, redone our entrance signs and have holiday lighting installed every season.

I, obviously, cannot take credit for all this work on my own, nor do I mean to. So, I would like to thank the following people with whom I have had the pleasure of working on some of the above-listed projects. Some of them are also former board members that I count as friends: Mr. Bill Davidson, Mr. James Rosen, Beth and Bob Tilove, Brenda and Dennis Mueller (now residing out of state), Ms. Eileen Mullin, and last, but not least, Mrs. Pam Strzalka and her late husband, John.

Perhaps the most labor-intensive effort, however, is our current effort to change the Deed Restrictions. We have been working on this for at least two years. It is our attempt to keep our subdivision solvent as we head into the future. It is also important that we have the ability to ensure that all homeowners follow the deed restrictions for the benefit of our entire community. I spoke with a homeowner yesterday, Mr. Bob Dodge. He and his wife, Pat, were the original homeowners of their home on Winter Park Court. They are moving to Florida now, but not without regret. As Bob said to me, "It doesn't get much better than this."

We have worked hard to make Shadow Woods a place we can all be proud of. I can say, with all honesty, that this is the best group of people I have ever worked with on all my years on the board. They are intelligent, conscientious, and hardworking. So, thank you, to my friends: Terry Lanker, Patricia Mitchell, Dave Reese, Al Wolfe, Jim Hudson, Linda Brown, Stacey Ferguson and Brian Holt. I'll miss being a part of your group. But it's time for me to move on and take my zany sense of humor and spontaneity elsewhere.

Sincerely,
Gwen Hilton

Annual Meeting—Subdivision deeds *(continued from page 1)*

The final vote to approve the revised deed restrictions will take place at the Association's annual meeting on **November 24, at 7:30 p.m.**, at the Rochester Hills City Hall. In the next few weeks you will be receiving the annual report for the Association which will contain a proxy to approve the changes to the deed restrictions. **If you are unable to attend the annual meeting be sure to return the ballot in the envelopes provided. The changes will not take effect unless they are approved by 75% of the residents.** The Board believes it is crucial to the ability of the Association to maintain our wonderful neighborhood now and for years to come.

Nighborhood Committee Update *by Terry Lanker*

The neighborhood committee has the responsibility to assist residents in the enforcement of the deed restrictions. This is done as a benefit for the common good of all residents. Most of the investigations are done in response to resident complaints. With so many of the homes in the subdivision being empty and/or neglected, the neighborhood committee has been quite busy and your patience in resolving problems is very much appreciated. Whenever a city or state infraction has been committed, the proper authority should be contacted. The city ordinances can be found on the city's web site and **any resident can call the enforcement department at 248-656-4615 to request an investigation.** Please be aware that trash, rubbish or junk must be removed from properties within 7 days as per the city codes. Residents are also asked to be aware that placing any refuse or yard waste in the subdivision common areas is illegal dumping. Any one witnessing such illegal dumping is asked to notify the city as soon as possible. All residents are asked to please use the waste haulers to remove this material.

Your subdivision board wants very much to make our subdivision look first class. I cannot do this alone. The subdivision board cannot do this without your help. We all need to work together. I anticipate everyone's cooperation in this regard. Thanks for listening. *Terry Lanker, Vice President*

Maintenance Committee Update *by Dave Reese*

I would first like to thank all of the volunteers who helped out during the Annual Spring Clean-Up which was held on Saturday April 26, 2008. A special "Thank You" goes out to all of the team captains including Dennis Mueller, Champ and Jeanette Bowden, Laurie Mueller, and Toby Reese. Also, "Thank You" to Terry Lanker who supplied the truck and loaded and hauled the trash bags and tree branches to the dumpster. Our subdivision looked great after it was cleaned up.

We have been able to save money once again by skipping contracted mowing of our commons areas during weeks in which we have had little or no rainfall. Now that the road construction has been completed and our entrances have been rebuilt, Al Wolfe (Capital Improvements) has had them re-landscaped and planted with flowers and shrubs. The overall appearance of our entrances and commons areas now looks very nice.

This year, once again, we had the expense of cutting down and removing several more dead ash trees. Many of our ash trees in Shadow Woods are dying because of the Emerald Ash Borer. We are responsible for cutting down those trees, at our expense, in the commons areas where they may cause problems.

We rely on all of our residents to help keep our subdivision looking good throughout the year. The more that each person does to help keep it trash-free and clean, the better everything looks. This in turn helps to make Shadow Woods a desirable place to live and helps to keep our property values up. **"Thank You" to the residents of Shadow Woods who do help to keep our subdivision looking good.** *Dave Reese, Maintenance Chairman*

Holiday Decorating Contest



Get ready to light up the night! The holiday decorating contest is set for Sunday, December, 14 from 6-7 p.m. Judges (non Shadow Woods residents) will be checking out the homes that show the best use of creativity, color, visual-appeal and theme. The three winning homes will each receive a \$25 gift certificate to the Village of Rochester Hills.

Just Moved In?

If you are new to our subdivision and haven't yet received your "New Neighbor" welcome packet, please give Jim Hudson a call at 375-1086. Jim will drop off this handy packet of subdivision-related information packed inside a Shadow Woods coffee mug.



Online Neighborhood Directory

The Shadow Woods directory of residents is on the subdivision web site at www.shadowwoods.com. Inclusion in the directory has always been optional; however, many residents are unaware of its existence. The directory is password protected, so only Shadow Woods residents have access to it. If you wish to be listed and/or obtain password information, please contact Patricia Mitchell at patricia@texascooking.com or 248-375-5469.

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