

# West Bloomfield Woods Homeowners Association

WBWHOA, P.O. Box 250364, West Bloomfield, MI 48235-0364

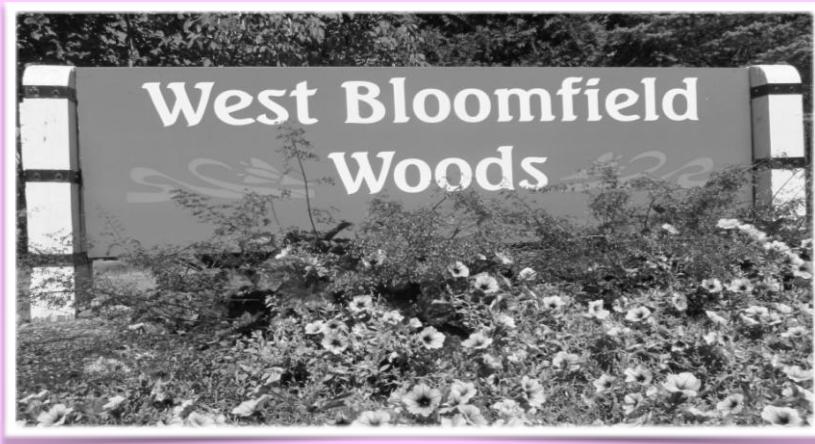
## Annual Meeting

This year's annual meeting for the WBWHOA will be held in the main meeting room of the Township Library, on Wednesday, November 4th, at 7 p.m. If you cannot attend, please be sure to send in your proxy form (one per household/homeowner) in advance. The meeting usually lasts about one hour.

## Association Dues

The yearly dues for 2015 were \$125, and were payable by January 1. Dues that were not paid prior to the end of January are assessed a \$25 late fee plus interest. If you do not pay annual dues in a timely fashion, the HOA will be forced to lien your home, and additional expenses will be assessed.

A disproportionate amount of the Boards' time and energy is invested in collecting from the VERY few that don't pay in a timely manner. Remember that dues are not optional.



A few of our members have noticed the presence of coyotes in the subdivision. Coyotes have always been in this area, but tend to be more prolific when there is more food available. They are generally wary of people, and serve an important role in keeping the population of other species (squirrel/geese/groundhog) in check. Still, it is a good idea to keep a tight lid on your garbage cans, keep pet food inside, and keep small dogs and other vulnerable pets on a leash. Please make sure that you do not put your garbage at the curb before 6pm on the night before scheduled pickup.

## Kids and Cars in the Sub

As always, we ask that drivers keep their speed down on our streets. Every year we have a few complaints of drivers going WAY too fast. We have many young children in the neighborhood, often walking to and from school in the early mornings/afternoons. **Please watch out for the little guys!**

## New Members

If you are new to the subdivision, please provide us with your name(s), address, and contact information (phone/email) so that we might keep our records current:

[WBWoods.com/ownerinfo/](http://WBWoods.com/ownerinfo/)

All information will be kept confidential.

Should you have any questions or need information about the subdivision, please contact one of our board members, or visit our website [WBWoods.com](http://WBWoods.com)

A copy of our bylaws is also available at:

[WBWoods.com/hoadocs/](http://WBWoods.com/hoadocs/)

Printed copies are available on request.

## Fall Cleanup/Winter Is Just Around the Corner

**Please make sure that leaves are raked up and don't wind up blowing into your neighbors' yard.** It is a simple courtesy that we all should follow. It is also the responsibility of the homeowners to keep sewer grates in front of their homes free of leaves/debris.

Not too many of us like to think about it, but Winter is just around the corner.

Remember that the plow trucks will be throwing snow towards and over the curb. **With the weather still nice, now would be a great time to make sure your mailbox/post is sturdy enough to withstand the force of the snow that will be thrown against it. The Homeowners Association is not responsible for mailboxes that are unable to withstand the force of snow thrown from the plow.**

After the streets are plowed, clean up the bottom of your driveway and around your mailbox as necessary. If your mail cannot be delivered, please report this immediately. Note that the company hired to plow the streets has a requirement to clear access to mailboxes, but we have no control over what happens with the Road Commission of Oakland County or other plow trucks contracted by individual homeowners once they are done.

## Volunteer Opportunities

Your WBWHOA Board is an all-volunteer board. We can often use a helping hand with simple jobs. If you see an opportunity where your skills might be helpful, please let us know.

To contact the Board (email is preferred): [Board@WBWoods.com](mailto:Board@WBWoods.com)

Phone: (248) 988-6844 for the HOA answering machine- checked daily.

*Kevin Garrity, Bill Nevers, Li Zhao*