

West Bloomfield Woods Homeowners Association

Annual Dues/Invoice Enclosed

Annual dues for 2017 will once again be \$125, and are payable as of January 1st. Dues that are not paid by January 31st, 2017, are subject to a \$25 late fee as well as additional interest charges. **Please pay your dues in a timely manner!** Far too much of the board's time and energy is required to chase down the handful of residents who refuse to pay in a timely manner. Failure to pay may require us to lien your home, which will add hundreds of dollars to that bill. HOA dues are required in the subdivision, and are not optional.

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/

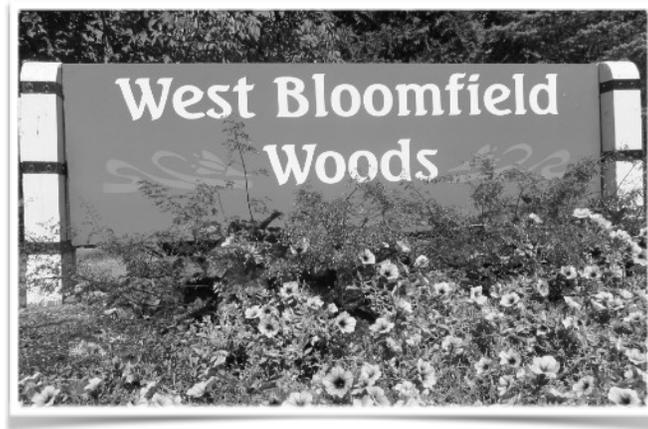
All information will be kept confidential.

Should you have any questions or need information about the subdivision, please contact one of our board members, or visit our website WBWoods.com

A copy of our bylaws is also available at:

WBWoods.com/hoadocs/.

Printed copies are available on request.



Improvements in 2016

Amongst other things, your West Bloomfield Woods HOA helped to coordinate some significant improvements this summer. One of those was the repair of an open storm drain along Drake Road, just west of the sidewalk and north of Quaker Hill Drive. The cover to the storm drain had collapsed into the "beehive," and presented a risk to anyone person or critter that might happen to pass. In conjunction with that repair, we also had preventive maintenance done to all of the storm drains along the streets of the sub, which should prolong their lifespan and help prevent premature (and expensive!) failures.

We also facilitated some long-overdue trimming of brush and shrubs along the sidewalks on Drake Road, making it much easier for pedestrians to enjoy the walkway. Consumers Energy also did significant work removing brush and dead trees on the northern edge of the bicycle path.

On July 24th of 2016, the West Bloomfield Woods HOA hosted our first community picnic in many years. The event was held under the pavilion at Drake Sports Park, and despite the rainy weather, was a great success. Approximately 70 of our residents showed up to enjoy some fine food and the opportunity to meet and socialize with their neighbors. We hope to do it again next year, with even greater participation!

Winter Snow

With winter upon us, it is important to remember that you should not park on the street after any significant snowfall. We pay to have the streets plowed following any snowfall that accumulates beyond 2", but if a car is parked along the curb, the plow will have to divert around it. This makes the job of the plow truck driver that much more difficult, and ends up creating swaths of snow where there needn't be. Sometimes it creates real problems with access to mailboxes, and the USPS will not deliver your mail if they cannot safely gain access to the mailbox. **Please move your car from the street if you know it is going to snow. Also, please be sure that your mailbox is strong enough to withstand snow that thrown against it by normal plowing.** The HOA is not responsible for mailboxes that aren't adequate to withstand normal winter conditions.

Pavement Issues

If you notice potholes in the pavement within the sub, please notify the Oakland Country Road Commission and ask that they patch them: <http://www.rcocweb.org/FormCenter/Contact-Us-4/Contact-Us-Form-43>

While the subdivision contracts privately for snowplowing in the winter, the RCOC is responsible for repairing the streets themselves.

Volunteer Opportunities

Your WBW HOA Board is an all-volunteer board. We can often use a helping hand with simple jobs, such as maintaining and weeding flower beds in the summer. 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

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

Your Homeowners' Association Board

Kevin Garrity - President

Li Zhao - Treasurer

Bill Nevers - Director

Kevin Garrity, Bill Nevers, Li Zhao