

# WABEEK SOUTH HOMEOWNERS ASSOCIATION

October 26, 2020  
Fall Newsletter

[www.wabeeksouth.com](http://www.wabeeksouth.com)

## Annual Association Meeting

Due to the pandemic, the 2020 **annual meeting** of the Wabeek South Homeowners Association will be held as a **virtual event using Zoom**. All residents are welcome and encouraged to attend. Updates will be given on our activities and finances and residents will have a chance to provide input and share information. We also hope to fill some vacancies on the board, please consider joining! To help ensure the privacy and security of our meeting, joining information will not be posted publicly on our webpage. The meeting will be held on:

**Wednesday, December 2<sup>nd</sup>, 2020 at 7:00 p.m**

[Zoom meeting details omitted]



## 2020-21 Annual Dues (Due January 1, 2021)

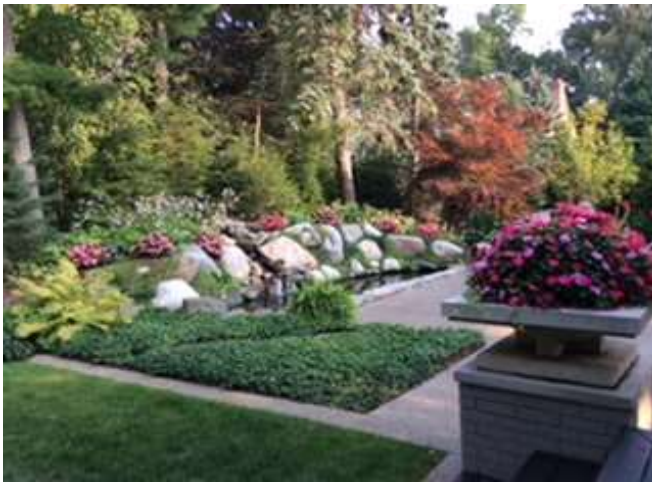
<b>Bloomfield Township homes:</b>	<b>\$175</b>
<b>West Bloomfield Township homes:</b>	<b>\$360</b>

1. Most of the dues go toward paying for maintenance of the entrances and common areas, and snow plowing on the West Bloomfield side of the subdivision. The difference in the amount of dues between the two sides of the subdivision is due to the fact that Bloomfield Township residents pay for snow plowing as part of their taxes, and the Wabeek South Homeowners Association must privately contract for these services on the West Bloomfield Township side of the subdivision.
2. **The payment of dues is mandatory.** The Wabeek South Homeowners Association is legally authorized to assess and collect dues. Failure to pay dues in a timely manner will result in a lien being placed on your home and with you being responsible for all associated legal fees and costs. **If you are behind on your dues, please settle your balance ASAP to avoid a lien.**
3. Please note that the Board has not increased the homeowner's dues this year. We have worked hard to negotiate competitive prices for landscaping and snow removal. We encourage homeowners to attend our meeting and consider volunteering to join the board.

## Landscaping

### Curb Appeal In Wabek South

Many Realtors will tell you next to location, curb appeal is the second strongest factor that entices a buyer into craving your home. The residents of Wabek South are to be commended for the beautiful condition of their homes. We have never looked better!



Some tips for landscaping and beautification:

- Dead and dying evergreen trees can become an eyesore and a hazard. In many cases removal is the only viable option. It may be advisable to replant using different varieties of tree to avoid disease recurrence.
- According to township rules, garbage cans should not be visible from the street, except for collection day.
- Please keep your flower beds weeded and lawns regularly cut.

### Trash and Recycling

With people spending more time at home, we are all generating more trash and recycling than before. In some cases, overflowing or poorly packaged trash and recycling containers have resulted in broken glass and other hazardous materials littering our streets! Please be sure to package your garbage and recycling appropriately to avoid this trend, which poses a hazard to residents and pets.

### Storm Drains

Fall is here, and so are the leaves. This is a reminder that residents are responsible for keeping the storm drains in front of their homes clear of leaves and other trash. Failure to do so can result in pooling water and icy patches when winter arrives.



### Water rate increases

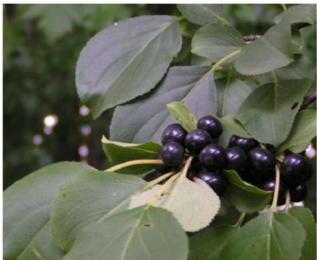
Water and sewer rates have been going up and this has led to some surprise bills for residents. One way to reduce your bill may be to install a secondary water meter for outdoor use for which sewer fees will not be billed. Residents on the Bloomfield Township side of the subdivision can find more information about secondary water meters on the website of the Bloomfield Township Water and Sewer Division, or by calling the township at 248-594-2800.

## Buckthorn and Poison Ivy

Invasive and troublesome plants such as buckthorn and poison ivy have been cropping up in our neighborhood, residents are advised to be on the lookout. Both can be spread through seeds distributed by wildlife.

### **Buckthorn**

Common buckthorn is an invasive species that can be found in disturbed and undisturbed areas including pastures, yards and wooded lots.



Buckthorn can be identified as deciduous small tree or shrub – can reach 25 feet tall. Their distinctive characteristics are as follows:

- Dark green oval leaves
- Small, purple to black fruits ripen in the fall
- Twigs often have a single, sharp
- Distinctive orange inner bark

### **Why is buckthorn such a problem?**

- Out-competes native plants for nutrients, light, and moisture
- Degrades wildlife habitat
- Threatens the future of forests, wetlands, prairies, and other natural habitats
- Contributes to erosion by shading out other plants that grow on the forest floor
- Serves as host to other pests, such as crown rust fungus and soybean aphid
- Forms an impenetrable layer of vegetation
- Lacks "natural controls" like insects or disease that would curb its growth

### **Poison Ivy**

This troublesome plant has been appearing throughout the neighborhood. Although it is especially prevalent in wooded areas, it often blends into flower beds and other landscapes. The urushiol oil on this plant can cause an itchy and painful rash which can be severe for certain individuals. Poison ivy can appear as a ground cover, a small shrub or a climbing vine and has clusters of three leaves that often appear notched and irregular in shape.



Its appearance varies and can be difficult to distinguish from similar looking plants. The oil can be picked up by footwear, clothing or pets and transferred to skin. Residents are advised to be vigilant. If you believe you have been exposed, wash thoroughly with soap and water to help avoid a reaction.

### **Some ideas for removal**

- Small buckthorn plants and seedlings can be uprooted by hand.
- Larger buckthorn plants can be controlled by cutting the stem and covering the stump to prevent resprouting.
- Poison ivy can be physically removed or treated with herbicide – care should be taken to avoid contact with skin and clothes. Professional removal may be advised to avoid skin contact. Some local companies specialize in poison ivy removal and offer reasonable rates.

## Homeowners Directory

In cooperation with Cathedral Directories a Homeowners Directory is sent to all residents each year. This is supported by advertisements in the directory and is at no cost to the association. The most recent directory was sent in early 2020, and the next directory will be sent in early 2021. The directory is distributed in printed form and for privacy concerns the directory will not be published digitally or online. To update your directory contact information please contact Linda Kajma ([LindaKajma@mullincpa.com](mailto:LindaKajma@mullincpa.com)) and refer to "Wabeek South HOA" in your communication.

## Email and Website

Did you know that the Homeowners Association has a website? It's [www.wabeeksouth.com](http://www.wabeeksouth.com). It contains the most up to date information concerning our Association. Newsletters, covenants, bylaws, maps, contact information, and recycling information are all on the website. Please bookmark and check it often to find out the latest news. Newsletters are created annually and are only printed and mailed with dues. They are also available on the website.

### Current HOA Board Members:

President	Andy Benedict ( <a href="mailto:andybenedict@att.net">andybenedict@att.net</a> )	
Treasurer	Dan Steffy ( <a href="mailto:desteffy@gmail.com">desteffy@gmail.com</a> )	
Board Members	Michael Barnd, Jay Hazra, Laura Wicklund	
Billing questions only:	Mark Mullin	(248) 475-4940
Other financial questions:	Dan Steffy	<a href="mailto:desteffy@gmail.com">desteffy@gmail.com</a>
Trash (WB. side):	GFL	(1-844-GOGFLUSA)
Architectural Approvals	Michael Barnd	<a href="mailto:mbarnd@comcast.net">mbarnd@comcast.net</a>

#### Helpful Phone Numbers :

To report road potholes and other road defects:  
 Bloomfield Township Road Division (248) 594-2800  
 Road Commission of Oakland County (WB. side) (877) 858-4804

To report a maintenance problem pertaining to someone else's property:  
 Bloomfield Township Ordinance Department (248) 433-7700  
 West Bloomfield Code Enforcement (248) 451-4880

A link to report code enforcement violations online can be found at [www.wabeeksouth.com](http://www.wabeeksouth.com)