

WHISPERING MEADOWS HOMEOWNERS ASSOCIATION

NEWSLETTER

SUMMER ISSUE | July 2022

WMHA Board Members

Paul Warner
President

Mike Segal
Vice President

Matt Hannah
ACC Director

Nicole O'Neill
Secretary

Byron Muonio
Director

Email:
wmhboard@gmail.com

2022 EVENTS

Food Truck Tuesdays
Every other Tuesday evening
beginning in April 5th

House Beautification Contest
Nominations July 11-15
Voting via Facebook- July 18

Annual Picnic
August 20

*all dates are subject
to change



Hello WMHA,

Hope this newsletter finds you and your family well. Summer is upon us and it is great to see the increased activity on our streets and in our common areas. Summer is also a time when our members are making updates to the exterior of their home and property. Matt Hannah our Architectural Control Director has been busy working with our residents on improvements to their home exterior or property. Please touch base with Matt at the Board email before embarking on changes to your home exterior or property.

In the spring issue of the WMHA newsletter, I provided a summary and a list of next steps regarding our CCR rewrite. At the time of this printing, the CCR committee which consists of six volunteers from the larger membership has met ten times. Their task has been to 1) work on clarifying language to the proposed CCR articles based on all membership feedback received by the Board and 2) cross reference the 1977 & 2010 CCRs to the proposed 2022 document. They have completed their first pass and are now reviewing. The next step will be the committee's presentation to the Board followed by Board review with questions, answers, and possible edits. I would like to extend a BIG thank you to the committee for all their time, knowledge and dedication to the process.

Following the next steps:

- Board communication to membership regarding 2nd proposed 2022 CCRs.
- Special membership meeting(s) to discuss 2nd proposed 2022 CCRs with further edits, if necessary.
- Establish and communicate secure voting procedures.
- Hold vote. 51% of all owners in good standing to ratify.

Since not all members use Facebook as a means of communication, the Board reached out to an association member to help design/create a WMHA website: wmhanovi.com. Not only did this generous member agree to help, he donated the purchase of the domain name! Thank you! This site would be dedicated to housing our CCRs, by laws, Board member information, new member information, etc. The site will be available on or before **August 1, 2022**.

Presidents Letter Continued

The Board is in the process of collecting members' email addresses in order to communicate in a timelier fashion with its members while also reducing increased mailing costs. If you have not done so already, please provide your email address by emailing the Board at wmhaboard@gmail.com.

In cooperation with Crosswinds West Condos, Gooseworks has been contracted to help control the Canada Geese population. Their last report indicated they are aware of the geese families which have walked onto our property. Usually in June, they conduct Goose Round-up and Relocation (a program overseen by the MI DNR). For 2022, due to the presence of the avian flu, the DNR cancelled the program. Gooseworks will be suspending dog hazing services from July 1 - July 15th in order to allow the geese to regrow their flight feathers. Services will resume on July 16th. Please be patient during this time.

Thank you to the 322 out of 338 homeowners (95.3%) who have paid their 2022 dues. Paying on time reduces costs for the Association and allows us to pay for common services. We have four homeowners who have more than one year in back dues.

Hailey Penzak is our Novi Police officer liaison. Please reach out to her for your non-emergency police needs or questions. hpenzak@cityofnovi.org.

Your Board meets monthly to address Association business. All questions and comments which come to the Board get discussed at these meetings. Any decisions are communicated back to the resident. If there is anything, I can do to make your experience here more enjoyable, please let me know.

Paul Warner
WMHA President

Congratulations Class of 2022!

We as a community would like to extend our congratulations to every 2022 graduate in Whispering Meadows. You and your families have so much to be proud of and a wonderful future to look forward to! Our community will always be a place you can call home!

Alexander Gillman graduated from Bowling Green University with honors! Congratulations to all our WMHA graduates!

Lily Stroup
Novi High School
Michigan State
University



Ella Lephart
Novi High School
Florida Institute of
Technology



Nick Sanders
Novi High School
Michigan State
University



Andrew Martin
Novi High School



Annual Picnic

We are looking forward to our annual picnic on Saturday, August 20th! We have been planning for some time and hope to have wonderful weather, great food, activities for all ages, and wonderful community time together. Our annual picnic brings an average of 150-200 residents, and we hope to top that number this year. It is no small feat in organizing this event. We are currently looking for volunteers to help set-up, tear down, and help during the picnic. If you would like to help, please email wmhaboard@gmail.com and we will coordinate where and what you can help with. We will be serving hot dogs, hamburgers, veggie burgers, and more! Also, if you have any yard games or other fun ideas you'd like to pass along, please make sure to email us soon!

If rain is in the forecast on August 20th, we will move the picnic to August 21st. If it rains on the 21st, the picnic will be cancelled.

Mark those calendars!



Common Questions: Campers, Boats, and Trailer...

Many residents have a variety of questions related to the parking and storage of campers, RVs, boats, and trailers. Our current CCRs state in Article VI, section 8, "No house trailers, commercial vehicles or trucks, boat trailers, boats, camping vehicles or camping trailers may be parked on or stored on any Lot in the Subdivision unless stored fully

Summer =Yard Maitenance

Part of the responsibilities of the Whispering Meadows Board is to assure a nice aesthetic to the neighborhood.

As a courtesy the present board and previous boards have been involved from time to time regarding lawn maintenance issues.

This helps with the neighborly feel we have as homeowners. We understand and work with homeowners regarding their concerns to help resolve any issues.

The City of Novi has their own ordinances about lawn maintenance which all residents in Novi must follow. We would prefer to not involve the city in these matters.

Listed below is a copy of the ordinances.

They are also available on the city website: https://library.municode.com/mi/novi/codes/code_of_ordinances

Thanks,
Matt Hannah
ACC Director

Sec. 21-19. - Unlawful to permit other weeds, grass, brush; duty to cut.

(a) It shall be unlawful for the owner, occupant, or any person having control or management of occupied or no occupied subdivided land, occupied or unoccupied land which is part of a condominium development (including site condominiums), or any other nonsubdivided parcel of land which is occupied by a structure, within the city to permit or allow on such premises or upon the right-of-way of any highway, road, or street adjacent to such lot, place, area, or parcel, the presence of weeds, grass (including grasses typically established as ground cover for any occupied or unoccupied residential, industrial, or commercial property), brush, or deleterious, unhealthy growths of any species or variety exceeding a height of eight (8) inches above ground level, and the same are hereby declared to be a public nuisance. It shall be the duty of every owner, occupant, or every person in charge of such property upon which any of the above-mentioned weeds, grass, brush, deleterious, or unhealthy growths is permitted to remain to cause the same to be cut down, destroyed or removed, in the same manner and within the time provided in section 21-18, or more often as may be necessary. This section shall not apply to landscaping beds or similarly demarcated or defined areas that are otherwise properly maintained and tended. (b) If such owner, occupant, or person shall knowingly refuse or neglect to comply in this regard he shall, upon conviction in any court of competent jurisdiction, be liable to the penalty imposed in this division for the violation thereof.

enclosed within an attached garage or structure approved by the ACC." In accordance with the City of Novi ordinance, recreational equipment, and trailers may be temporarily parked or stored for a period not to exceed 72 consecutive hours for the purpose of active loading, unloading, trip preparation or minor routine maintenance and repair.

Commons Area

The WM common areas are privately, not publicly, owned land. Each of our 338 HOA members in effect has a share of these properties. While it may not be elaborate, we believe these areas are very nice and well-kept. Residents are encouraged to walk, play, picnic, or just relax there.

Having this benefit comes with a little bit of responsibility. We ask when visiting: 1) Dispose of your trash 2) Use the playground equipment only as intended. 3) If you come across a bit of litter pick it up and dispose properly 4) If you witness any abuse of the park or ponds report it immediately. 5) In other words, treat the common areas as an extension of your own backyard which it is.

Please enjoy our common areas often, respectfully, and safely and have a GREAT Summer!



Stay Connected

Have you heard about how to stay connected with your neighbors? There are many ways to stay connected whether it be a nice note on their mailbox, a wave hello, or a good old driveway chat. We also want you to know that you can stay connected through the internet. WMHA has a Facebook page and email!

Since not all members use Facebook as a means of communication, the Board reached out to an association member to help design/create a WMHA website: **wmhanovi.com**. Not only did this generous member agree to help, he donated the purchase of the domain name! Thank you! This site will be dedicated to housing our CCRs, bylaws, Board member information, new member information, etc. The site will be available on or before **August 1, 2022**.



wmhaboard@gmail.com

Please feel free to email the board directly for any questions, comments, and/or concerns.



Whispering Meadows Homeowners Association, All WMHA news, updates, events, etc. will be posted to this site regularly. To find this group, make sure you type in the entire name of this group and you will see the WM sign off of 9 mile in the group logo.



City of Novi Website

cityofnovi.org/services/community-relations/homeowner-associations

Scroll down to Whispering Meadows and click details
