

WHISPERING MEADOWS HOMEOWNERS ASSOCIATION

NEWSLETTER

SPRING ISSUE | March 2022

WMHA Board Members

Paul Warner
President

Mike Segal
Vice President

Matt Hannah
ACC Director

Nicole O'Neill
Secretary

Vacant
Director

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2022 EVENTS

Easter Egg Hunt
April 3 at 10am

Annual Meeting
April 4 at 7-8pm Civic Center

Annual Dues Due
March 1

Food Trucks
Every other Tuesday evening
beginning in April

House Beautification Contest
June 21 (voting via Facebook)

Annual Picnic
August 20

*all dates are subject
to change

A Letter from our WMHA President

Hello,

I hope this newsletter finds you and your family well as we move into spring. It's wonderful to see all the activity around Whispering Meadows as the warmer weather enters.

As a follow up to our recent Zoom call, I wanted to provide an update on where we are regarding our CCRs rewrite. A little background information for those who may be seeing this for the first time. The Board asked our Whispering Meadows counsel who specializes in HOAs to review language in the 2010 CCRs. We were specifically questioning enforcement of the CCRs (when several homes were in violation of CCRs) and articles which contained vague language. From that work, we discovered the 2010 CCRs were not validated in the manner outlined by our governing 1977 CCRs. Here is what the Board has done and is doing to address this.

- HOA counsel drafted The Affidavit of Facts and submitted to Oakland County.
- Board announces CCRs updates at 2021 Annual Meeting in person and streaming via Facebook.
- Summer 2021 property survey done on WM. All subdivisions (1-4) & Common Areas identified.
- Proposed CCRs drafted by HOA attorney & reviewed by Board with questions & answers.
- Board communicates proposed CCRs updates to membership in March, June, and December 2021 newsletters.
- January 25, 2022 proposed 2022 CCRs documents (3) mailed to members for review/information.
- February 16, 2022 proposed 2022 CCRs Zoom meeting held for memberships' questions, comments & concerns.
- From Zoom meeting a committee from larger membership was formed to work on clarifying language to articles based on all membership feedback provided to date. Work will also include cross referencing 1977 & 2010 CCRs to proposed 2022 document.

Next Steps

- Members encouraged to continue to provide proposed 2022 CCRs feedback to Board via Board email (wmhboard@gmail.com), emails will be shared with Committee without names. Where appropriate, please include article and section numbers. Deadline for feedback April 16, 2022.



President Letter Cont.

- Committee presentation to Board followed by Board review with questions, answers, and possible edits.
- 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.

The Board understands and shares the concern members have provided regarding the financial impact of this project. In making our decision, consideration was given to immediate need, total membership impact, and budget surplus (result from collection of delinquent dues and Covid impact). Our goal is to spread the costs for this project over two budget years to reduce the impact on the Association. Board members will be available for conversations on Food Truck Tuesdays when their schedules permit. If you would like an email copy of the 1977 CCRs and By-Laws, please email the Board.

2022 dues invoices were mailed out on February 1st with a March 1st due date. 280 out of 338 homeowners (82.8%) have paid their 2022 dues. The second dues reminder will be mailed out on April 15th. We have 7 residents who have one or two years in back dues. If there is anything, I can do to make your experience here more enjoyable, please let me know.

Paul Warner

Spring Cleaning

We have welcomed spring and winter has left quite a mess behind. Here are a few helpful tips to get your home in order so that you can enjoy the outdoors.

Pick a room in your home each day and clean areas in that room that you do not clean on a regular basis. If you picked the kitchen for example, clean the inside of the oven and behind your refrigerator.

Donate items you no longer use and/or you have not touched since last spring. There are many local organizations that will pick-up your donations. You can also ask neighbors who may be interested in your used items.

To begin to move fresh air through your home, make sure you open your windows to allow air to circulate.

Take a small amount of time each day so that you have plenty of time outdoors!

Letter from the Architectural Committee

Spring is here and with that many residents are considering making improvements to their homes.

Did you know the city requires HOA approval on many projects requiring permits?

We know most respectable contractors are filling up their summer schedules now.

If you are planning to have some work done, please email the board wmhaboard@gmail.com.

We are committed to providing you a fast turnaround so you can get on the books of your desired contractor.

Matt Hannah

ACC Director

Welcome New Members

Over the past 3 years, 34 new residents have moved into our community! Welcome. We hope you will be as happy here as our families have been over the years. There are several common areas large enough for members use and enjoyment. The Park located on the west side of Sunrise which can be accessed from Sunrise and Ladene (at the split rail fence entrance way) has play structures, picnic tables, benches, little library, and a large open space. This is where most of our community activities take place. The Sandpoint Lake is a catch and release lake located on the east side of Sunrise across from the park. There is a bench for you to enjoy the wildlife activity. The Retention Pond is located behind Mill Ct. West and can be accessed off Mill Rd and Ladene at the split rail fence entrance way. There is a bench for your enjoyment. The Woods which is located behind Shadybrook can be accessed at the dead-end of Sunrise. Please feel free to reach out to the Board to answer any of your questions and request an email copy of the governing CCRs and By-Laws. We hope to meet you around the neighborhood!

Wildlife in Whispering Meadows

We are very fortunate to have an incredible population of wildlife throughout our subdivision. As some begin to wake up and visit our subdivision more frequently please remember to keep an eye out for them while driving, do not feed the geese please, and watch your own family pets from wildlife especially if they are smaller animals.

Annual Meeting

Monday, April 4th

7pm at the Novi Civic Center

In the Counsel Chamber

In addition to going over yearly business, we will be voting on **two open board seats**. Per our bylaws Article V, section 2: *Election to the Board of Directors shall be by secret written ballot. At such election the members of their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.* Per Article III, section 6: *At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his(/her) Lot.* Our CCRs state one vote for each lot owned and member in good standing (dues paid). Please bring photo ID. If you are choosing to vote by Proxy (another member or Board Secretary voting on your behalf) send your request to our secretary, Nicole O'Neill, at the Board's email (wmhaboard@gmail.com). She will email you a form for the proxy process.

We will continue to receive applications from candidates until April 1st. If interested, please email the Board. Include a paragraph on what positive attributes you can bring to our association, your address and contact information. Nominations may also be made from the floor. We would verify the candidate(s) member status and ask the candidates to say a few words on his/her behalf. We have received one submitted candidate: Byron Muonio (40505 Mill Rd Ct E) and Matt Hannah (21835 Sunflower Rd), current Board member and the CCR chair, would like to run again.

Easter Egg Hunt

We look forward to our annual Easter egg hunt on April 3rd at 10am. All Whispering Meadows children are welcome to attend! Please bring a basket to collect eggs and meet near the little library at 10am to begin your hunt! We will have age-appropriate egg hunt areas for different age groups, a few activities, and fun!

FOOD TRUCK TUESDAYS

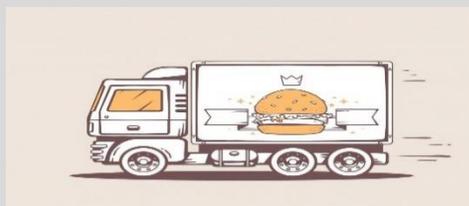
Don't miss our bi-weekly food trucks that visit our subdivision. We have a different truck every visit! Please feel free to come to the Commons area and enjoy dinner. While you are in the Commons set-up a picnic and use the play structures. We have received such a huge response from members enjoying the food trucks and we are so glad we will have the trucks from March 8th through mid-November. This is a great opportunity to meet new neighbors and enjoy our beautiful community! Food trucks are bi-weekly on Tuesdays from 4:30-7:30pm (or while supplies last). Please know that we have had many requests from food trucks to visit our subdivision because of the big turn outs we have. Thank you everyone for making this such a great time to come together and enjoy delicious food!

Upcoming Food Truck Schedule:

April 5

April 19

May 3



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!



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.
