



# Shadow Woods Newsletter

www.shadowwoods.com

Fall 2003

## Subdivision Board

### Officers:

President:

Gwen Hilton  
375-5159

Vice President:

Terry Lanker  
375-0509

Secretary:

Patricia Mitchell  
375-5469

Treasurer:

Linda Brown  
375-0596

### Committees:

Capital Improvements

Al Wolfe  
375-1706

Communication

Karen Childers  
375-1354

Dues & Assessments

Sue Slates  
375-2157

Maintenance:

Terry Lanker  
375-0509

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## Shadow Woods Streets

By: Al Wolfe, Capital Improvements

The city is working on ways of putting the road repair issue to a citywide vote. They hope to have this ready for a vote in May of 2004. Until they find a way to pay for new roads they will continue to repair as needed. We are next in line to have our roads rebuilt. Calling the city about the condition of our streets may help us to remain the next subdivision to be completed.

## Annual Subdivision Meeting

Please join us for our annual Shadow Woods subdivision meeting. This meeting will be held Thursday, November 20, 2003 at 7:00 at 2789 Winter Park. This annual meeting is mandated by our subdivision by-laws, and gives every resident the opportunity to meet the board, ask questions and voice their opinion regarding subdivision operations.

An annual report and ballot will be mailed to your home at the end of October with complete information on the expenses and operations of Shadow Woods for 2003.

## Remember the ice storm last spring:

By: Terry Lanker, Maintenance

The spring ice storm did extensive damage to the subdivision's trees and caused an unanticipated expense of \$4600 to cut and remove the destroyed trees. Because of this expenditure we did not have the money to re-mulch the 23 shrub beds in the sub. Our lawn service, United Lawnscape, is doing their best to control the weeds with applications of "Treflon" pre-emergent and hand pulling. Hopefully next year we will be able to afford the re-mulch work. All residents are encouraged to pull any weeds they see in the islands. We all need to work together to keep Shadow Woods beautiful.

## Annual Spring Cleanup

By: Terry Lanker, Maintenance

The annual spring clean up for Shadow Woods was held on Saturday, May 3, 2003. We had a number of residents help out. Special thanks go to our area captain: Beth Tilove, Dan Wallace, Heidi Hilton, Lois Engelbrecht, Champ & Jeanette Bowden., Jan Harries and Lori Muller. On behalf of the residents of Shadow Woods the maintenance committee would like to thank the captains and all the volunteers for their efforts.

## Entrance Improvements

By: Al Wolfe, Capital Improvements

We have finished the upgrading of the Powder-Horn Ridge—Adams and Brewster entrances this spring. I hope everyone likes the changes. We will continue to have flowers added next year. If anyone would like to help remove the flowers this fall please contact me at 375-9809 or alwolfe@wowway.com.

We will be working on getting funds to upgrade the Hidden Valley and Adams Road entrances. This will be a two to three year plan. Any questions or concerns please let me know.

## Annual Subdivision Halloween Party

By: Karen Childers, Communications

Join us for the annual Shadow Woods Halloween parade and party. Once again the fire department will be sending a fire truck to lead our parade. There will be crafts, snacks, games and fun for all.

Date: Saturday October 25

Time: 12:30—2:30 (Parade starts at 12:40)

Place: Keystone Park

(Timberline and Keystone)

Please RSVP by October 13 at the Shadowwoods.com web site or use the RSVP form to the right.

Would you like to help out at the Halloween party or other subdivision social events? Please call Karen at 375-1354 to volunteer.

## Treasure's Committee Report

By: Sue Slates, Dues and Assessments

Three homeowners failed to pay the 2003 SWSA Annual Dues. As a result, liens were filed with the Oakland County court system in August. If you are unsure if your property is in good standing, your cancelled check is your receipt.

As of August 26, 2003, the outstanding lien total for 1989 thru 2003 is \$2,795.02, which includes filing fees and interest accrued. Once a lien is placed on a property, all voting rights within the SWSA are relinquished until the account is current. Also, property cannot be refinanced or sold without the lien being discharged.

The Oakland County Register of deeds increased filing fees in March. It now costs \$14 to file a lien and \$14 to discharge.

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**Halloween Party RSVP**

Number of adults: \_\_\_\_\_

Number of Children: \_\_\_\_\_

Adult name(s)  
\_\_\_\_\_

Children's names and ages:  
\_\_\_\_\_

\_\_\_\_\_

Mail Form to:  
Karen Childers  
2768 Winter Park  
Rochester Hills, MI 48309

## Letter From the President

Dear Residents,

It's hard to believe that it's already the end of summer. I don't know about you, but I thought the common grounds and entrances of our subdivision looked fantastic this year. I think the improvements to our entrances at both ends of Powderhorn Ridge really enhance our neighborhood. But all of our entrances look great this year. We have two committee members to thank for our subdivision looking so good this year—Al Wolfe and Terry Lanker.

Speaking of hard work, thank you also to our residents who participated in the Spring Cleanup. Our cleanup occurred right after that devastating ice storm and power outage many of us faced. Please check the article about the cleanup elsewhere in this newsletter for the list of residents who served as captains in the cleanup.

Unfortunately, we incurred several thousand dollars worth of expense as a result of the ice damage done to trees in our common areas. The limbs had to be trimmed and disposed of for safety and aesthetic reasons. Luckily, surprises like that don't happen often, but our budget has been considerably reduced due to those unexpected expenses.

This summer has also included the usual array of citizen complaints—always involving deed restriction violations. Please be considerate of your neighbors and the neighborhood! If you don't have a copy of our deed restriction, call a board member. Better yet—go online at [www.shadowwoods.com](http://www.shadowwoods.com) and download a copy of your very own. As a resident of this subdivision, you are automatically required to follow those deed restrictions.

Finally, to address a problem that I struggle with constantly, we are short two board members. It's ironic that our subdivision with 419 homes, we can't get nine whole residents to serve on the board. We have seven people right now. Those seven people are the most dedicated, hard-working people I have had the opportunity of working with since I joined the board. However, it is unfair of you to expect that every problem you have will be resolved by seven people just because you call to complain about something.

Believe me, I know people are busy. Just remember, it's your neighborhood too. Please call me at 375-5159 if you think you'd enjoy having a role in making your neighborhood a better place to live.

Sincerely,

Gwen Hilton

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## Holiday Decorating Contest

The annual subdivision contest will be held on **SUNDAY, DECEMBER 14 AT 6 PM**

Judging will be based on

- \* Creativity
- \* Color
- \* Eye Appeal
- \* Use of a theme

All homes are entered in the contest. Lights must be on at 6 PM. You do not need to be home during judging. Judges are non-Shadow Woods residents.

## Classified Ads

Ads will now run for approximately four months on the web site and for one newsletter. To place an ad or to renew a previous ad please call Karen Childers at 375-1354, or visit the shadowwoods.com website.

**AVON PRODUCTS:** Please e-mail for a catalog, to place an order or find out how to become an independent Avon representative. Contact Donna at 248-375-5313 or [donna1944@avon.net](mailto:donna1944@avon.net)

**BABYSITTER:** Babysitting by stay-at-home mom, available day or night including weekends and overnights. References available. Please call Eileen at 248-375-5645.

**IRONING:** I am looking for someone to iron clothes for me. I am used to paying about \$1.50 per piece, depending on the item. Please call/email me if you are interested. Kathy 248-375-2125 or [gottahavecoffee@comcast.net](mailto:gottahavecoffee@comcast.net)

**TREADMILL:** \$125 TANTURI model J400 Speed 1.4 mph to 4.4 mph. Contact Bob at 248-375-1846 or [mackbb@msn.com](mailto:mackbb@msn.com)

**TUTOR:** Energetic and caring First Year Law Student is available to tutor your school-aged children during the week. I am able to tutor your child within the following subjects: English, Government, Math, and History. If you have any questions, please feel free to contact me on my cell phone (313) 477-2992. (Shadowwoods Resident)

## Just Moved In?

If you are new to our subdivision and haven't yet received your "New Neighbor" welcome packet, please give John Macumber a call at 375-0064. John will drop off this handy packet of subdivision-related information packed inside a Shadow Woods coffee mug.

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