

# WHISPERING MEADOWS HOMEOWNERS ASSOCIATION NEWSLETTER

SPRING ISSUE | APRIL 2021

## 2021 EVENTS

**Easter Egg Hunt**  
March 27

**Food Trucks**  
Every other Tuesday  
Beginning March 2  
Ending November 9

**Subdivision Garage Sale**  
May 13-15

**Free Curbside Days**  
May 16 and September 19

**House Beautification Judging**  
June 23

**July 4<sup>th</sup> Flag Distribution**  
June 29 & 30

**Annual Picnic**  
August 21

**Halloween Decoration Contest**  
October 27

**Halloween Scavenger Hunt**  
October 29

**Diwali Decoration Contest**  
November 4

**Santa Visit**  
December 4

**Christmas Decoration Contest**  
December 18

**Luminary Distribution**  
December 21 & 22

\*all dates are subject to change

## A Letter from our WMHA President

Hello Whispering Meadows,

I am excited to be moving towards warmer weather and longer days of sun. With that comes increased use of our common areas and neighborhood streets. Spring is always a great time to witness our friendly and welcoming subdivision.

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. We were excited to hold our first Annual Board Meeting (open to the entire membership) on March 3, 2021 at the Novi Civic Center. COVID constraints forced us to delay this meeting by a month or so. A Facebook Live option was offered. We are aware the audio was inconsistent which we will address. The agenda and meeting video are still available on our Association Facebook page.

I would like to highlight a couple key points I addressed at the annual meeting. First, since our Board is relatively new, we wanted to move forward accurately and consistently with administering our responsibilities as they are defined by the CC&Rs and By-Laws. We found some of the language to be outdated and in some cases unclear. We sought the advice from the Law Attorneys Makower, Abbate, Guerra, Wegner and Vollmer. During their discovery it was determined although the 2010 CC&Rs had been rewritten, publicly discussed, and supported by the membership and the Board, the formal submission lacked the required 51% of voting members' signatures. As a result, with the help of the attorneys we are updating the language of our CC&Rs and we will bring them to membership for discussion and eventually a vote. Second, several of our members have complained about the Canada Geese population, specifically their droppings. With the increased use of our common areas, playground and Food Truck stations, the dropping have not only become a nuisance, but a health and safety issue. We have hired a company, Goose Busters, who is licensed by the State of Michigan DNR, to humanely relocate and reduce our resident and migratory geese population. They will use trained Border Collies, so you may see them throughout the subdivision.

2021 dues invoices were mailed out on February 1<sup>st</sup> with a March 1<sup>st</sup> due date. 263 out of 338 homeowners (77.81%) have paid their 2021 dues. The second dues reminder will be mailed out on April 15<sup>th</sup> with a \$5 late fee added. We have seven residents who have one year (2020) in back dues. Paying on time reduces costs for the Association and allows us to pay for common services.

If there is anything, I can do to make your experience here more enjoyable, please let me know. Our Board email address is [wmhaboard@gmail.com](mailto:wmhaboard@gmail.com). Our official Facebook page is "Whispering Meadows Homeowners Association."

Warmly,  
Paul Warner

## Home Value Over Time

Interesting to know...

Whispering Meadows home sales

2019	2020
19 homes sold	10 homes sold
9 ranches sold, Average: \$273,720 High: \$306,500 Low: \$214,000	3 ranches sold, Average: \$285,833 High: \$310,000 Low: \$267,500
8 three bedrooms sold Average: \$289,275 High: \$305,300 Low: \$270,000	2 three bedrooms sold Average: \$289,500 High: \$295,000 Low: \$284,000
2 four bedrooms sold Average: \$342,000 High: \$354,000 Low: \$330,000	5 four bedrooms sold Average: \$363,600 High: \$375,000 Low: \$346,500

Source: City of Novi



Our property values are not only in our control, but they are influenced by our neighbors. For better or worse, first impressions are important. Our focus as an Association, is to maintain or increase our sub-division's aesthetic beauty to protect our investment and enjoy what we have worked so hard to achieve.

## Little Library Update

Thank you everyone for continuing to enjoy the Little Library! If you have not checked out our Little Library for all ages, we encourage you to do so! We have exciting news!



We will be painting the base, touching up a few things, AND we will be adding a section to the back of the little library where you can read all the events happening in the subdivision and any other WMHA news! We will also have a space where WM residents who own a business can provide their information with business cards, etc. Neighbors supporting neighbors! Keep an eye out for those updates!

### Thank you!

Thank you everyone who volunteers and helps maintain our beautiful subdivision. We value our community a great deal. We are always looking for volunteers to help with events, maintenance, etc. If you would like to help, please email the WMHA board and we will gladly point you in the right direction. Thank you to so many who offer donations and help! A special thank you to Cheri Warner for assisting in writing a few articles in this issue of this newsletter!



## Spring Ahead with Spring Clean Up

Now is the time to prepare your outside space for the months ahead. As many of us begin to work outside we often forget that the inside may also need some attention. Maintaining a home is no walk in the park but with yearly maintenance comes true reward.



As we continue to not only maintain our outside appearance, maintaining our inside will add value and in turn produce long-term investments that will help and benefit your home value.

Here are a few tips we've gathered that we think may be beneficial!

- Add a little spackle to areas that you've hung things on to stop them spreading over time.

- Do a deep clean inside from top to bottom to help determine what may need attention.

- Pick a small repair each month throughout the year and tackle it so they don't all pile up.

When you are enjoying the outdoors spend some time working on your curb appeal. Replace broken bricks, add grass seed to bare areas, clean shutters, doors, and windows, and add some landscaping elements that will have good growth for the long run. All of these tips help the value of the home, save you money, and help you enjoy the beauty of your home that you've worked so hard on!

## Whispering Meadows Fun Facts

### Fun Facts:

- Whispering Meadows development began in 1977.
- New home construction lasted from 1978-1987, (new home sales dropped significantly due to the 1980-82 recession)
- There were 3 phases in our subdivision.
- No ranches were built in the first phase.
- There were at least 3 builders: Kaufman-Brode, Binder and Pink.
- In 1978, a 4-bedroom colonial was being built for \$75,000 - \$80,000 depending on the lot premium.



Please note, all fun facts came from original owners in our sub. If you have any subdivision fun facts you would like to share, please send them to the Board email.

## Calling all Dog Owners of Whispering Meadows

It saddens me to write this article because I personally love dogs and know how much they mean to so many of you and me. The WMHA Board has received numerous complaints in recent days and months about dogs excessive barking and owners not cleaning up after their dogs. As a reminder if you own a dog you must clean up after your dog. Please carry bags with you on walks and pick up after your dogs EVERY time. All waste bags must be disposed of at your own residence and not left on other neighbors' property. Also, if you have a dog that continues to bark at people passing by, other animals, or sometimes even the wind blowing, and you are not stopping your dog from barking this falls into the City of Novi noise ordinance category and you can be fined. If you are a neighbor of a dog owner and you are not comfortable with the noise, please first talk with the dog owner and then if it continues please contact the City of Novi. We never want the city to get involved and heaven forbid have others fined for our furry friends, but we do want to ensure that everyone in our community is adhering to not only to the city rules but being respectful of all our neighbors. Thank you for adhering to these rules, loving your dogs, and respecting your neighbors.

## Tuesday Dinner is Here!

Our Tuesday night food truck fun is back! We kicked off the 2021 season on March 2<sup>nd</sup> and will continue through November! The food trucks have been amazing thus far and a fun way to connect with neighbors safely in these times. Please come out every other Tuesday from 4:30-7:30pm and grab some food, talk with neighbors, and enjoy our commons area! We have an amazing line up of trucks coming our way this year and picked many new trucks and some fan favorites from the 2020 season. Enjoy!

### Food Truck Survival Guide:

- Bring cash (some trucks only accept cash).
- Come early b/c some trucks will run out of food.
- Follow social distancing guidelines
- Pack patience...some trucks take a while to create yumminess (after all they are cooking in a truck).



## 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, an email, and posts to the City of Novi website!



[wmhaboard@gmail.com](mailto: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.



[www.cityofnovi.org](http://www.cityofnovi.org)

The city site has our Declaration of Covenants, Conditions, and Restrictions as well as board info and newsletters.

\*\*If you would like to receive these newsletters electronically please email [wmhaboard@gmail.com](mailto:wmhaboard@gmail.com)\*\*

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