

# WHISPERING MEADOWS HOMEOWNERS ASSOCIATION

## NEWSLETTER

WINTER ISSUE | January 2022

### 2022 EVENTS

#### Zoom Meeting

February 16 at 6:30pm

#### Annual Dues Due

March 1

#### Food Trucks

Every other Tuesday evening  
beginning in April

#### Easter Egg Hunt

April 3

#### Annual Meeting

April 4

#### House Beautification Contest

June 21 (voting via Facebook)

\*all dates are subject  
to change

### A Letter from our WMHA President

Hello Whispering Meadows,

Hope this newsletter finds you and your family well. Through the winter months, please continue to enjoy our common areas and streets this season gives a different perspective to the surrounding beauty. As the Board prepares for closing out the year and planning the annual membership meeting the following are updates for your awareness.

As I mentioned in my previous article, the Board has been working with attorneys to clarify and make defensible the language of our CC&Rs and Bylaws. Our current defensible documents date back to the building of our subdivision in December 1977. By nature of time, some are obsolete. Others are not clear, and some are simply confusing. The CC&Rs updates are ready for presentation to the membership and the rewrite on the Bylaws is almost complete. Our goal is to present complete, updated, fair, and easily understood documents that we can all rally behind, support and be proud of. Your understanding of our updated documents is very important to our subdivision. We want to make sure every homeowner has an opportunity to provide input and participate in the adoption process. A Zoom meeting has been set for February 16, 2022 to present the documents and allow for membership input and Q&A. The updated documents will be mailed out the week of January 17, allowing three weeks to review.

We have a lot to be proud of within our subdivision. Not only are we able to maintain our beautiful surroundings but we are able to offer activities for the whole family to enjoy. For those who attended the family picnic, one noticeable improvement was the reduction in goose traffic and their associated deposits trailing behind them. Although Canada geese are still seen on occasion, the traffic has been significantly reduced this year. We did not contract with Goose Busters for the entire 2021 year; however, we are planning on retaining them in 2022 as we have learned this is a process and not a one and done fix.

The Board has witnessed an increase in price to our basic services and a need to address other issues which have gone overlooked. In preparation for further increases in 2022, the Board deemed it necessary to increase our annual dues from \$85 to \$93.50 which is our maximum allowed increase of 10%. Even with this \$8.50 increase, our annual HOA dues are still one of the lowest in Novi. This change in dues adds \$2873 to our spending budget, however that only works if people pay their dues.



## President Letter Cont.

We still have eight residents who have not paid their 2021 dues and five residents who owe for 2020 & 2021. We run a very tight budget and unpaid dues hinder our financial progress in support of our subdivision.

There will be a Board opening to be filled in 2022. Mark Bianchi's term is up, and he is choosing not to run again. As a subdivision we would like to thank Mark for his service, knowledge, and professionalism which he added to the Board. Mark will be missed. For those interested in the position, please send an email to the Board and we will directly



respond. At minimum, all Board members must be a

three-year resident in good financial standing. 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, we can do to make your experience here more enjoyable, please let us 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

## Tree Maintenance



Are you thinking about cutting down or trimming trees on your property? Did you know that the City of Novi is part of Tree City USA? Novi has been part of Tree City USA for over 30 years! Novi has a dedicated Forrester who helps the city and residents maintain their mature trees. There are several city ordinances about mature trees on homeowners' property. Trees over 8in in diameter (mature trees) must be inspected and have a reason for removal.

Also, trimming must be performed in a certain way so as to not kill the tree. Any reputable tree company knows this. If you have questions or concerns about trees on your property, please reach out to either the City of Novi or the Homeowners Association. The City Forrester will gladly come out and meet with you to discuss your concerns.

## Winter Roadways



Our snow levels are not as high as we are used to but we still are experiencing some plowable snow. The City of Novi asks that any vehicles parked on the road be moved off the road prior to plowing so that the plows can move through the subdivisions quickly and safely.

## Newsletter Changes

As we look at ways to save on our yearly budget, we realized that printing the quarterly newsletter is very costly. We have decided to transition the newsletter to an electronic format. We hope to roll out the electronic format near mid-March 2022. We recognize that some do enjoy a paper copy. If you would like a paper copy of the newsletter, you will have the option to pay \$5.00 for the year. You will



notice on your annual dues invoice an option to add this charge. We hope this change will provide more timely information and allow for changes and updates to reach you as quick as possible.

## Important Date Reminder

We will be having an informational meeting on February 16<sup>th</sup> via Zoom at 6:30pm to discuss the CCR updates. Please stay tuned to our Facebook page for the Zoom link and further updates. We look forward to having a well-attended meeting.



Our annual meeting will be on April 4<sup>th</sup>. More details to come as we get closer to that date.

## Holidays in Whispering Meadows

Whispering Meadows comes alive during the holidays! Halloween, Diwali, and Christmas shined with lights aplenty and decorations that were enjoyed by all. This year we opened up our holiday decoration contest voting up to the entire community to vote on through the Whispering Meadows Homeowners Association Facebook group and had a great turn out. Congratulations to our winners on an outstanding job and thank you everyone for a wonderful holiday season!

Halloween-21899 Shadybrook Drive



Diwali-21996 Sunrise Blvd.



Christmas-40148 Ladene Lane



## Community Events Year in Review

Our community is strong because of you! Through all that we have encountered in 2021 we have still managed to enjoy many community events together. Our Easter Egg hunt was very well attended with kids rushing to find all the Easter eggs and hunt down a hidden golden egg! We were able to enjoy the sunshine and laughter from all. We kicked off our bi-weekly food trucks on Tuesdays that have been a huge hit. The food trucks have brought neighbors together and we look forward to continuing our food trucks bi-weekly in 2022. Home beautification honors were handed out to five beautifully well-kept homes in our subdivision. Our panel of judges had a very hard time narrowing down which homes would receive such honors. As we moved into the 4<sup>th</sup> of July, we decorated our homes with American flags that lined the streets. We changed things up due to COVID but we were still able to enjoy a very well attended annual picnic with a food truck, vendors, games, and a serious game of volleyball. New neighbors meet old neighbors and the sun made for a beautiful day! Our Halloween Scavenger hunt was intense! We had over 75 hunters that searched for hidden eggs throughout our Commons areas and were rewarded with incredible prizes. It's safe to say that our community likes to decorate and Halloween did not disappoint. We would like to thank all those that volunteered to help in these events by donating, time, money, prizes, and help with set-up. We are always looking for help with our events. If you would ever like to help, please email the board. We look forward to many more community events in 2022!

## Whispering Meadows Trivia

1. Whispering Meadows has 8 Commons areas. True or False
2. Whispering Meadows has access to one pond. True or False
3. WMHA Board has a position open. True or False
4. Whispering Meadows is one of the smallest subdivisions in Novi. True or False



Answer Key: 1. True, 2. False (we have two ponds), 3. True-apply we need you, 4. False-one of the largest

## 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.

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