

WEST POINT HILLS

Homeowners Association

Annual Newsletter

Spring 2024

Subdivision Garage Sale

Mark your calendars for the Subdivision-wide Garage Sale taking place **Thursday – Saturday, June 20 – 22**. The association will advertise the sale and we encourage you to participate. The more households involved, the more customers we can attract, plus, it's a terrific opportunity to declutter and find some hidden treasures within our community. ➤

Subdivision Restrictions and Homeowners Association By-Law Review

Is there anything you'd like to see changed in the Subdivision Deed Restrictions or HOA By-Laws? *Well, do we have an opportunity for you!* You are welcome to participate in a homeowners group that will be reviewing the documents (yawn!) this summer/fall. To be part of the group you need to commit to reading the documents, providing feedback, and reviewing the input from others. Most of the group's work will be done through email with limited in-person meeting time required. The final recommendations will be provided to the HOA Board.


If you have thoughts or opinions on the Restrictions or By-Laws but can't commit to being an active part of the group, you can provide your input for their consideration.

Email review.team@wphhoa.org, or contact Al Charles, if you'd like to be part of the group or just provide your thoughts. ➤

Who is responsible for subdivision roads?

Our subdivision roads are public roads. Traffic enforcement is the responsibility of Hamburg Twp. The roads are deeded to Livingston county, and the county is responsible for maintenance of our subdivision roads. As with other subdivision roads in the county, if there are major repairs/repaving work necessary, the cost is typically paid by the homeowners though an assessment billed along with your property taxes. We will be investigating further to better understand the process. ➤

Trash Service

Homeowners have an opportunity to save money on their trash services while also potentially reducing the number of garbage trucks traveling through our subdivision. The Garbage Man (TGM), a locally owned company, currently serves 26 of our homeowners. If at least 32 WPH homeowners use TGM, they will provide a discounted rate to customers in the sub: 

HOA Trash Pick-up Rates:

- \$57 per quarter if you use your own bin (currently \$75 per quarter, Non-HOA rates)
- Recycling is available for an additional charge (no discount)

If interested, contact TGM to sign up for service. To ensure you are included in our subdivision customer count, mention West Point Hills Subdivision HOA when signing up.

This initiative not only saves money but could also reduce the number of garbage trucks in our neighborhood, benefiting our roads and overall environment. ➤

Please Note: *This offer is extended to individual homeowners within the subdivision by TGM. The HOA is not a party to any agreement between TGM and individual homeowners.*

WPH is on the WEB

West Point Hills has a website: wphhoa.org.

We will be adding new content to the website over the next few weeks. Take a look, and let us know what other *subdivision-related* information would be useful to have online. Send your suggestions to clerk@wphhoa.org



We also have a private Facebook group. Everyone in the subdivision is welcome to join. Search FB for "West Point Hills Subdivision" and click "Join group". ➤

Neighbors not acting neighborly?

Hopefully not, but if it seems that way . . . Hamburg Twp Police hosted an HOA Open Forum to discuss some of the Township ordinances that apply.

The first question the officers will ask before undertaking any enforcement activity is "Have you talked to your neighbor about this?" We also encourage you to discuss problems with your neighbor(s) directly before escalating any issue.

Some of items covered in their presentation:

Animal control



» Animals must be on a **6 foot (max) leash** on public property (roads, sidewalks)

» **Barking must not be audible** beyond property at night, or **beyond 100 ft away from property** during the day

Noise Restrictions

» **NO** operating Lawn Equipment or Construction **between 10pm and 7am**



» Speakers/Amplifiers **should not** be plainly audible off property from **10pm –7am**, or 100 ft beyond property line from 7am–10pm

Fires & Burning

» Camp fires are allowed with the following restrictions:



- » must be **greater than 10 ft** from property line
- » must be contained in a **fire ring no larger than 3 ft** in diameter

» Open burning is allowed from **sunrise to sunset, April, May, October and November** with the following requirements:

- » must monitored by a sober adult
- » extinguishing equipment must be available
- » burn area is not to exceed 8 ft in diameter/square
- » burning in the street is not allowed

4th of July Fireworks Restrictions



» Fireworks are **prohibited before 11am or after 11:45pm** on June 29th–July 5th

» No Fireworks **before 11am or after 10pm** other days

Miscellaneous

» Motorcycles, ATVs, trail bikes, etc. may not be operated on private property within the subdivision.

Additional Information

The official ordinances are available online via the Hamburg Township website: www.hamburg.mi.us

Click on **Government then Ordinances**.

images from Flaticon.com

Contact Information

If you haven't provided a contact phone number to the association, please include it with your payment or send it in an email to clerk@wphhoa.org

It is helpful to have phone numbers in case of emergencies. Also let us know if you'd like it to be published in the subdivision directory. ≡

Thank you for taking the time to read this newsletter.



We appreciate your ongoing support and engagement as part of our community. Should you have any questions, or require further information, contact any board member directly. ≡

Final notes:



- Please *pick up what your dog leaves behind*.
- **Coyote Sightings** *Keep an eye on your outside animals.*
- **Construction Residue** *Lots of roofs replaced → lots of old (and new) nails.* We're still encountering nails in the streets, so make sure you and your children are aware of the "post-hail" hazard. ≡

