



THE BROOKSIDE BUGLE



January/February 2021

Brookside Village Homes Association
PO Box 87326, Canton, MI 48187-1536
(734) 448-1312

E-mail us at: brooksidesubdivision@yahoo.com
Website: www.brooksidevillage.wordpress.com

Happy New Year
To All of Our
Residents In
Brookside Village!



Our wish for every Brookside Village homeowner, family, and renter is for a happy, healthy, and prosperous 2021.

*-Brookside Village Homes Association
Board of Directors*

2021 BVHA ACCEPTING ONLINE PAYMENTS

In response to numerous requests, BVHA is accepting online payments! **If you would like your 2021 invoice emailed to you instead of USPS**, please send an email to brooksideaccounting@yahoo.com and include your address and/or lot number. For 2021, we mailed your invoice, with the hope of reducing mailing costs for 2022 and going forward.

Be sure to read the updated instructions on the invoice to pay online.

SAFTY AND OUR SIDEWALKS

Sidewalks are important and everyone, including neighbors, relies on them to be clear of snow and ice so that it's safe and easy to get around. Because of this, it is the responsibility of all property owners



to remove snow and ice from sidewalks after a snow event and to adhere to the Snow Ordinance.

To report a **Snow Ordinance Violation** call (734) 394-5400, (at the auto attendant press 2 and then 1 for dispatch)

If you have neighbors who are not capable of taking care of their sidewalks, please help these neighbors out.

We also have reports of neighbors parking over sidewalks. The Charter Township of Canton has a Traffic and Vehicle Ordinance which states no person shall stop, stand, or park a vehicle on a sidewalk. Neighbors who are hindered by a vehicle parked in a driveway blocking the sidewalk may contact the Canton Police Department at (734) 394-5400 to report the traffic code violation.

2021 ASSOCIATION DUES — PLEASE READ!

2021 Homes Association Dues will total \$90.00 for the year. Paying annual dues is an obligation and a fact of life when living in a subdivision—among other things, dues pay for lawn mowing of common areas, plowing snow from EVERYONE's streets, and salting intersections when needed.

2021 invoices will be mailed by mid-January. Please pay your dues when you receive your invoice. If you did not pay your 2020 dues, and/or there was a cumulative unpaid balance prior to 2020, your property will have been assessed a 6% interest fee on your unpaid balance as of December 31, 2020. This amount will be reflected on your 2021 invoice. If 2021 invoices are not received at the post office by March 31, 2021, a late fee of \$25.00 will be assessed, and all future collection efforts will be charged to the homeowner.

Dues notices are ALWAYS mailed out in January and are ALWAYS due by the end of March. Not receiving an invoice is not an excuse to not pay your dues—you can call the Board at (734) 448-1312 to request another invoice. We will post reminder signs at subdivision entrances in mid-March. **Pay your dues on time before the March 31 deadline, and you'll have nothing to worry about!** Please, mark your calendars!

On a positive note, the Board would like to sincerely thank those residents that look for the annual dues notice in the mail and send in their dues before the March 31 deadline! Your proactive response helps keep our neighborhood running and saves our volunteer Treasurer the added work of sending you a late notice.



REMINDERS



REPORTING ISSUES IN BROOKSIDE 1, 2, 3, 4, AND WEST

Friendly reminder: if you are a resident in Brookside Village subdivision 1, 2, 3, 4, or West and you have issues or specific comments **regarding our neighborhoods** and are looking for action, **please** leave your name, address, and the best way to be contacted at either (734) 448-1312 or brooksidesubdivision@yahoo.com. (For questions about annual dues: (734) 448-1312 or brooksideaccounting@yahoo.com).

The Board volunteers who field your calls and e-mails want to help you, but they do not monitor the Brookside Village Homes Association Facebook page or comments on Nextdoor.com. Instead, your message **must** be directed to one of the resources mentioned above to ensure that your issue is registered with your Board members in a timely manner and they will have a record of your comments and their subsequent response. (For Canton Township-related matters, please refer to www.canton-mi.org/directory.aspx)

—Thanks for noting!

SNOW PLOW CONTRACT

We will again use Neher Perfect for our **contracted snow plowing** this winter season, and they would like **residents to review the following:**

*“Please have old/rotted mail box posts fixed/replaced to help with the weight of the snow and slush that could be forced upon them. Also, if homeowners could have all **VEHICLES OFF THE STREETS**, it will help not only plow trucks but the homeowners as well—if slick conditions occur, the chance of another vehicle sliding into a parked car is very high. **If vehicles are not removed from the street until after plowing is finished, \$35 per parking space will be billed to the homeowner—not the Association—for clean up. Neher Perfect will also be charging \$25 per home for any homeowner that is removing snow from their property and placing it into the streets that have just been plowed, and the plow drivers will come back to check these areas. These areas will cause the snow to compact and make a very hard, icy, dangerous area in the road for people and cars passing through, as well as for the plow trucks. Any damage to lawns must be reported within 24 hours of the snowfall. This may have happened if you see dirt and sod fragments on top of the snow.**”*

OUTDOOR PETS

It is a Canton Ordinance that **you must** have control of your pet(s) **at ALL times**. For the safety of your pet **AND** our residents, that means keeping your dog on **YOUR** property and having your dog on a leash when you go for a walk. **PLEASE** clean up after your pets as you go. Canton Twp. Ordinance officers have had many complaints of dog owners not following these requirements, and there is a hefty fine for violators. To report a problem, call the Canton Ordinance Officer for our area, Kay Longton, at (734) 394-5210. Residents really **DO** appreciate your efforts to **DO THE RIGHT THING!**



WHAT DO OUR SUBDIVISION DUES PAY FOR?

Paying dues is not a choice but an obligation for every Brookside resident. The HOA fee covers a variety of things; lawn mowing of common areas, plowing snow from **EVERYONE's** streets, and salting intersections when needed.

Here are some specifics for 2021:

Snow Removal Contract	\$15,500.00
Lawn Maintenance Contract	\$15,000.00
Maintenance of Common Areas, Parks, and Pond; Mulch for playscapes	\$14,750.00

Additional items budgeted for this year are: taxes; insurance; printing and delivering the subdivision newsletter six times a year; office supplies and postage for mailing the dues notices and subsequent past-due notices; Food, drink, bounce house and etc. for The Fall Festival; Easter eggs filled with goodies and prizes for the Easter Egg Hunt; electricity for our two parks; and additional/entryway/creek maintenance and clean up.

LOOKING TO FILL BVHA POSITION

- SECRETARY:** the primary responsibility is to take minutes at monthly BVHA meetings.
- Please leave a message at (734) 448-1312 or send an e-mail to brooksidesubdivision@yahoo.com with your name, number, and best time to be contacted.

SNOW ETIQUETTE FOR BROOKSIDE VILLAGE



- In a snow emergency, **MOVE ALL VEHICLES OFF THE STREET AS SOON AS POSSIBLE** to allow for snow plowing **during snow falls of 2 inches or more**. This really helps the plow trucks, especially in the Courts where plows must make tight turns. It also helps the homeowners, as the chance of another auto-mobile sliding into a parked vehicle on slick streets is very high.
- Fix or replace old and rotted **mail box posts** to help with the weight of the snow and slush that could be forced upon them.
- Use **brightly colored stakes** to mark edges of property in the case of sprinkler systems, etc., to alert snowplow drivers of areas to avoid.
- Please also mark fire hydrants with brightly colored stakes.
- All **damage to lawns** must be reported to the Brookside Village Homes Association ASAP. This is critical, because the Board members have **only 24 hours after plowing to report damage**. Dirt and sod fragments on top of the plowed snow may indicate damage to your lawn.
- **DO NOT PUSH SNOW FROM DRIVEWAYS AND SIDEWALKS INTO THE STREET.**
- Please **help your** elderly and/or disabled **neighbors** by clearing the snow in front of their mailboxes.
- Under township ordinance, homeowners must **remove the snow and/or ice from** their own **sidewalks** within 72 hours.

The Brookside Village Homes Association will see that icy entrances and school bus route intersections are salted. This is the only **salting** we pay for, as salt is VERY expensive.

If you notice damage to your lawn or hazardous icy street conditions in the subdivision, please report them to (734) 448-1312. Please be patient and limit your calls to one per day at the most. Remember, your board members are volunteers, and **will do their very best** to monitor calls as they come to remedy the situation as soon as possible.

Please read the next column for Canton's Ordinance and guidelines on clearing snow from your property and staying safe around the subdivision's retention pond.

NATURAL CHRISTMAS TREE COLLECTION SCHEDULE

NATURAL TREES will be picked up on your regular trash day during the **FIRST TWO WEEKS IN JANUARY**. Please don't dump them in the subdivision common areas/easements.



SNOW REMOVAL IN CANTON

As the weather grows colder, please take the time to review Canton's guidelines on clearing snow from your property. Unshoveled snow can become dangerous patches of ice. Canton has Ordinances to prevent snow-related accidents from occurring:

Canton Charter Township, (Wayne Co.), Michigan, Code of Ordinances

PART I - GENERAL ORDINANCES

Chapter 62 - STREETS, SIDEWALKS AND OTHER PUBLIC PLACES

Sec. 62-37. - Ice and snow removal.

No person shall permit ice or an accumulation of snow to remain on any sidewalk adjacent to a lot or parcel occupied by him, or on a sidewalk adjacent to any unoccupied lot or parcel owned by him, for a longer period than 72 hours after the ice or snow has formed or fallen.

(Ord. No. 145, as amended, § 7, 7-24-2001)

As is the case every winter, any homeowner in violation of this ordinance will be responsible for anyone falling or getting hurt while attempting to walk on their sidewalks. **If you have a concern over this compliance issue, YOU can call these phone numbers** — for ordinance complaints:

(734) 394-5400; for ordinance questions:

(734) 394-5335; or the Clerk's Dept:

(734) 394-5125, for General Ordinance questions.

Let's all work together this coming winter to keep our neighborhood safe!

WINTER POND SAFETY



The pond located south of Finley Drive near Lotz Road is a retention pond designed to hold runoff from the streets. The water in the pond may contain oil, road salt, antifreeze, and so on. The pond continuously drains into Fellows Creek.

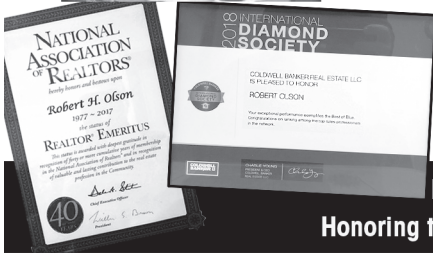
Because of these factors, the pond never completely freezes, and should be considered **UNSAFE** for any type of activity, including ice skating or sledding. **Parents — make sure your children are aware!**

Have a Fun, Joyous & Peaceful Christmas And Healthy Prosperous New Year!!



Robert Olson

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 Office: (734) 392-6040
 bobolson@preferredrealtorsltd.com



- Your Neighbor & Real Estate Specialist •
- Serving Brookside since 1979 •
- Your HOA Director for 11 Years •



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BROOKSIDE VILLAGE NEEDS MORE VOLUNTEERS

Our HOA is currently run by volunteers, and has been since the subdivision was established in the late 1970s. We are a large subdivision with 621 homes—but, we currently only have a few board members. Do you have concerns about annual dues, park upkeep or other matters? Have some fresh ideas? We need your help! If you want to keep our annual dues low and you have just a little time to spare, please come to a meeting or contact us to learn more about what YOU can do for your neighborhood. It's only an hour once a month!

The board meetings are normally the second Thursday every month at the Canton Township Administration Building. Meetings begin at 6:30 pm.

ATTENTION REALTORS AND TITLE COMPANIES

When you require information on Brookside Village subdivision from the Homes Association—such as dues, information on a specific property, or a status letter—please email the request to brooksideaccounting@yahoo.com. If you prefer to call, the number is (734) 448-1312. We need the property address, and your name, phone number. We will need at least 48 hours to respond. We cannot accommodate ASAP requests. Thank you!



WELCOME NEW RESIDENTS!

The Brookside Village Homes Association Board would like to extend a warm welcome to all new residents. We provide services and activities for residents. Please attend a Board meeting and getting acquainted with the neighborhood. Meetings are every second Thursday of the month. Questions? Call (734) 448-1312. Leave your name and number and the best time to be contacted.

ADVERTISING OPPORTUNITIES

Interested? Send an e-mail to brooksidesubdivision@yahoo.com. Please allow 7 days for a response.

ADVERTISING RATES FOR <i>THE BROOKSIDE BUGLE</i>		
Advertisement	Dimensions	Price per issue
5 lines for residents <i>Example: Teenage babysitting; something for sale</i>	—	\$5.00
5 lines for business	—	\$10.00
Business card size	3.5 x 2 in.	\$15.00
Quarter page vertical or horizontal	3.5 x 5 in. 7.5 x 2.5 in.	\$40.00
Half page horizontal	4.5 x 7.5 in.	\$70.00

DEADLINES FOR ADVERTISING IN <i>THE BROOKSIDE BUGLE</i>		
Issue	Request ad by	Ad materials and payment due
January/February	December 1	December 7
March/April	February 1	February 7
May/June	April 1	April 7
July/August	June 1	June 7
September/October	August 1	August 7
November/December	October 1	October 7