

Rochdale Times

AUGUST 2012
NEWSLETTER



A Note from the President

Dear neighbors,

I'm humbled you have trusted me to look over the responsibilities of "our" subdivision. My wife, Caryn, and I moved here what will be 9 years this February. We love this sub and enjoy walks around the sub with our son, Dillon, and dog, Rio. I've been involved with the board for 7 years. I've helped work on many park projects as Director, assisted the Treasurer with delinquent dues, and as Vice President, I filled in when Rick Wagner was unavailable. This involvement over the years, I believe, will be an asset to leading the sub as its President.

Being involved with the board I've been fortunate to meet most of you and have done my best to learn, and remember, everyone's names. Caryn (aka The First Lady) finds it humorous I've also noted what cars neighbors drive so I know who I'm waving at when you drive by.

I'm relieved to have the revised deed restrictions approved so the board can now be less worried about any possible financial strains from lawsuits. We can now focus on allocating a

portion of the dues on some needed improvements for our park.

A concern I have always had about our sub is the difficulty of communicating the board's activities with the rest of the sub members. More frequent newsletters, the soon-to-be revamped website and roadside marquee signs have helped a great deal, and the board just voted to have four fixed meeting dates each year to improve on this communication. These meetings will be scheduled the months of March, June, September and December. The meetings will be held in the public conference room at Rochester Hills City Hall and will be open to all homeowners who want to attend as observers. In addition, if there is an item you would like to discuss, it can be added to the agenda. Sub members will be notified 10 days prior to these meetings via the website and road signs.

As your sub President, I want you to know I'm just a phone call away if there is something you would like to discuss and, again, thank you for your trust in me.

Sincerely,
Warren DeWitt



Good News—Amended Deed Restrictions Approved:

More than enough signatures have been received for approval of the revised deed restrictions. The new deed restrictions will be filed with Oakland County in the near future, if not before the printing of this newsletter. Though this took longer than anticipated, it is a relief to have financial protection from a lawsuit. Next step is to provide a copy of the new deed restrictions to every homeowner. This will be on the agenda of the next board meeting.

Mark Your Calendars:

The next 2 board meetings will be held on September 11 and December 4 at 6:30pm. Meetings will be held in Conference Room 211, Rochester Hills City Hall. All Rochdale homeowners welcome!

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THANK YOU!

A huge thank you to Edna Coghlan for serving as Rochdale HOA Treasurer for 13 years! The role of Treasurer brings many responsibilities and challenges. Rochdale subdivision is better off because of Edna's dedication and hard work. Next time you see Edna, be sure to thank her for her years of service.

Friendly Reminder to Dog Owners:



When walking your dog, be sure to clean up any deposits left behind. This is simply being a good neighbor.

Please be considerate of your neighbors and your dog.



Check Out the Play Area in the Park:

A big thank you to all who lent a hand at the work in the park event! Playscape mulch was installed around the swing set and there was a lot of hard work done pulling weeds and fixing timbers. Check it out—it looks great and offers some fall protection for the little ones. While you're there, you can also enjoy a game of tetherball.

Important Dates:

The next newsletter will be going out in October. If you have any news to share with the subdivision (birth, engagement, sympathy, academic, extracurricular, etc.), please notify Amy Bunch (ambunch3@gmail.com) by the end of September.

This Month in History

- The first U.S. Census is completed. There are four million people in the U.S. in 1790.
- The village of Chicago is incorporated. (1833)
- The Panama Canal is opened. (1914)
- Amelia Earhart completes her trans-continental flight. (1932)
- Japan surrenders, ending World War II. (1945)
- Hawaii becomes the 50th state. (1959)

Newly Elected Board:

President - Warren DeWitt	(211 Rochdale, resident for 9 years)
VP - Rick Wagener	(1500 Gracedale, resident for 12 years)
Treasurer - Mark Bunch	(281 Orchardale, resident for 7 years)
Secretary - Tiffany Fronek	(416 Orchardale, resident for 7 years)

Board Members:

Edna Coghlan	(283 Rochdale, resident for 15 years)
Tom Greaves	(1425 Stockport)
David Grice	(524 Orchardale, resident for 9 years)
Dan Lewis	(90 Orchardale, resident for 4 years)
Randy McGillis	(327 Rochdale, resident for 13 years)
Joel Morris	(144 Orchardale, resident for 6 months)
Carl Pasbjerg	(432 Rochdale, resident for 16 years)
Herb Von Rusten	(85 Rochdale, resident for 8 years)

Halloween Party:

Some of the new subdivision residents would like to start up a Rochdale event—a Halloween party at the park. All are invited, but we would really like to see the young children who have been moving into the sub in recent years. This would be a great way for the residents of the sub with school-age children or younger to meet and get to know each other. The party is planned for Sunday, October 28, from 4-6pm. Games, cider and donuts will be part of the fun! Be sure to come dressed up, adults too!



If you would like to help plan the party, please contact:
Amy Bunch (248-219-0254), Caryn DeWitt (248-651-8336) or
Tiffany Fronek (248-295-7502)

Picnic Reminder:

Just a reminder of our annual Subdivision Picnic on Sunday, September 9 (rain date Sunday, September 16). Even-numbered houses are to bring a dessert and odd-numbered houses please bring a side dish.

Don't forget to bring a chair!



It is with deepest sympathy that we mourn the loss of long-time resident Kathy Greaves (1425 Stockport). She and her husband of 43 years, Tom, could always be seen on their daily walks around the sub. She is survived by her 3 children and grandchildren. She will be greatly missed.



Annual Board Meeting Agenda

59th Rochdale Homeowners Association Annual Meeting
Wednesday, June 25, 2012, 7:00 p.m., Rochester Hills City Hall

- 1) Sign in Register
- 2) Opening comments from the President – 7:08pm.
 - a. Introduction of all attendees: name, address, length of time in Rochdale.
 - b. Park cleanup went well. Need to repair breaker on pond pump, but pond is looking great thanks to Warren's efforts.
 - c. Amy Bunch will be helping Tiffany with Rochdale Times
 - d. Edna, Mark & Warren pay bills & do a great job
 - e. Nominations for directors & officers will take place
 - f. No increase of dues – 2011 was a mild year for us with no major unanticipated costs.
 - g. Building & Use Restrictions – majority of you have signed it, we're just short a few signatures to pass. Very important.
- 3) Introduction of Officers and Present Board Members
- 4) Treasurer Report – Edna presented. Self-explanatory. State of MI rebate regarding pond chemical permit & they refunded \$11.25 for an unknown reason. 94 total dues paid last year out of 108. Postage is \$347.03, which has increased because we now mail out our invoices. DTE runs park pond & park lighting. Lighting is for Orchardale light only. Our banking is now done online to save on the \$5 monthly bank fee. Park Maintenance example: blown fuse, pond treatment, tree trimming.
 - a. Clarence Vos moved to approve financials as is.
 - b. Rick seconded.
- 5) Steve Chapman
 - a. Warren is breaking the bylaws by misrepresenting himself as "President" & has driven on his lawn.
 - b. The board has "wrecked the pond"
- 6) Nomination(s) for Board Members and Officer's (Rick, Warren, Tiffany, Randy, Herb, Carl and Dan have expiring terms)
- 7) Election of Board Members
- 8) Election of Officer's
- 9) Review the status of the Building & Use Restriction Changes and try to get some more signatures
- 10) Members' Comments: all members on the sign-in sheet were invited to speak
 - a. Question from Anne Swoyer – cottonwood hit by lightning & is dead. Warren says we're getting quotes to remove it.
 - b. Evergreens by pond road are looking shabby. Warren says it's likely a combination of partial root system destroyed when they put in the road 10 years ago & also their age & also a parasite(?)
 - c. Park cleanup – Warren thanked Mike Wood for renting chipper & helped avoid hauling off costs. Applause. We pulled weeds/roots out of playscape area & have quotes to have chips blown in.
 - d. David Grice discussed 200 year history of our sub originally being a land grant to be used for education purposes. Jo Ann said it was an orchard & dairy farm.
 - e. Jo Ann wondered if we planned to read last year's minutes into the record. Tiffany apologized for not knowing that had to be done as it wasn't on the agenda. Tiffany will ask Mike Wood to post last year's minutes and this year's minutes.
 - f. Mike Wood is constructing a new website as our old web host is defunct. Probably done by end of next month.
 - g. Warren never officially filed a complaint with Chapman's; he just calls Bob White & makes verbal complaints. Warren also calls city with his travel agenda regarding 72 hour trailer issue since Mr. Chapman keeps calling the city & complaining every time he has his trailer in his driveway. Warren has never disobeyed the city ordinance regarding trailer storage. Steve Chapman repeatedly interrupted Warren & caused disruptions & kept repeating himself.
- 11) Future events, Picnic Sep 9th 5:00 - 7:00pm
- 12) Meeting adjourned at 8:13 p.m.



As Fall approaches:

Remember that any yard waste should be disposed of by the homeowner or the landscaper appropriately, not dumped at the park or in common areas, where it becomes an eyesore, a health hazard, and a general nuisance.

Rochdale Homeowners Association

Monday, July 23, 2012
6:55 p.m., Herb von Rusten's Home

SPEED
LIMIT
25

9 Present:

Warren DeWitt, Tiffany Fronek, Herb von Rusten, Edna Coghlan, Joel Morris, David Grice, Dan Lewis (left at 7:30)

2 Absent:

Mark Bunch, Tom Greaves, Randy McGillis, Carl Pasbjerg

- 1) Welcome from Warren DeWitt, Rochdale President. Introduction of board members
- 2) Annual meeting review: a letter was sent to Ms. Chapman regarding her request for financial information and bylaws. There has been no response thus far. Board agrees one more letter will be sent to close out this issue.
- 3) Treasury Report: Mark Bunch – absent. He's getting the last 6 months into Peachtree software. Signatures have been filed at the bank so Mark has permission to sign checks. He has P.O. Box key & will pick up mail.
- 4) Future meeting dates and notification.
 - a. Our bylaws state meetings should be open to all members & provide a 10-day notice. In past, newsletters gave notice of future meetings.
 - b. 3 Options for Free Meeting Space: City Hall (council room), City of RH Commerce (Walnut & 1st), RH Public Library
 - c. Four Set Meetings per year, which are March (dues late, garage sale), June (picnic), September, December (dues)
 - d. Idea for Perpetual Calendar: Tiffany will create Excel calendar & work with Warren to fill it in.
- 5) Pond and Park:
 - a. Mulch – was installed unevenly & Warren has asked company to make it right. We're holding off payment of the invoice until this is done. No problems are anticipated as Warren has a relationship with this company
 - b. Pond Treatments – pond looks good. Treatment was done the first part of May. For now, we'll postpone another \$150 treatment unless a board member notices it's needed.
 - c. Park Work Day – there is still work that needs to be done, but can be held off until the fall. We'll schedule it & put in the fall newsletter.
 - d. Tree Removal – two more quotes should be in the P.O. box. Wendell Tree, Warziski of Rochester, Davey. Warren will review them and submit to board for approval.
- 6) Certificates of Deposit Rollover: expired on August 20th. Warren proposed rolling over the \$10,000, plus \$5,000 additional surplus to a 13-month CD, which will have a rate of 1.02%. Motion Carried.
- 7) Deed Restrictions – Herb moved to hire Notary for services costing \$75. Motion Carried.
- 8) High weed complaints – 90 Orchardale. Herb will send letter to Dan Lewis (who left meeting at 7:30 and was not present for this discussion) regarding multiple complaints from the association regarding his very tall weeds. There will be a 10 day time limit to comply with weed whip.
- 9) New Directory – 2013: Tiffany has kept the directory up to date on her computer at home each time she's notified of a resident change. After ad space is sold, the directory can be ready to print.
- 10) Picnic Agenda and Committee Leader: Tiffany will ask Amy Bunch to help co-plan the picnic.
- 11) Newsletter: all board members are to send their bios to Amy Bunch to put in the next newsletter ASAP.
- 12) Website – still down. Warren will touch base with Mike Wood to see what the timeframe is for getting it up and running.
- 13) Warren DeWitt adjourned the meeting at 8:55 p.m.

Minutes respectfully submitted by Tiffany Fronek.