



Fairway Pines Mailbox Notice

September 29, 2018

PO Box 87275, Canton, MI 48187 WEBSITE: www.fairwaypinescanton.com EMAIL: info@fairwaypinescanton.com

MAILBOX NOTICE

BACKGROUND Our subdivision was built with custom-made mailboxes that were installed by the developer and turned over to the HOA for maintenance. The First Amendment to the Covenants and Restrictions (C&R), see website, requires that all mailboxes must keep a common appearance. This adds a significant architectural appeal to our subdivision. In the intervening twenty plus years, the maintenance and responsibility had been shifted from the HOA to homeowners. While a few homeowners did maintain their mailboxes in a serviceable condition, many did not, resulting in some mailboxes in such a poor condition that mail could not be delivered. In order to comply with the First Amendment of the C&R's, the HOA implemented a number of ongoing and incremental repair and refurbishment programs costing many thousands of dollars. Because dry rot has degraded many of the original wood pieces, because many of our homeowners don't want to do carpentry, and because the HOA Board has been unable to find a reliable contractor to maintain the boxes at a reasonable cost and schedule, the Board has considered alternatives for several years.

ALTERNATIVES

- Install new, metal boxes from a contractor that would provide service when needed. This alternative was favored by the majority of those who attended the last All Homeowner's Meeting.
- Continue to have "Repair and Paint" projects every couple of years, recognizing that this method has left us with a substantial number that have ill-fitting doors, missing doors, bees/wasps nests, missing flags, etc. The last subdivision wide refurbishment program a few years ago cost over \$10,000.00 and was very labor intensive.

NEIGHBORING SUBDIVISIONS ACTIONS

- Fairways is working toward a common appearance mailbox.
- Pheasant View, recognizing the value and positive esthetics of a common mailbox, has already changed to new, common, metal boxes even though their C&R's do not require a common mailbox.

DECISION - The Board has decided to do the following:

- Replace all the mailboxes with new, commercially available metal boxes installed by the same company who has replaced the traffic control signs throughout Pheasant Run (Fairway Pines, Fairways, and Pheasant View Subs). This action was favored by the majority of those who attended the last All Homeowner's Meeting on 11/28/17.
- Ownership and maintenance responsibility for the mailboxes will revert to and will be retained by the HOA.
- When repair of an individual box is needed, the HOA will contract with the installing company and pay for the repair. In a case when responsibility for damage can be

determined, the HOA will seek reimbursement from the offending party, but the repair will be made promptly regardless.

COST At this time, the Board thinks the annual homeowner assessment may be sufficient to pay for the new boxes along with the other HOA expenses. However, as all homeowners should realize, the cost of roadway repair is the HOA's greatest expense, currently over \$96,000/yr, and even though PRRMA carefully evaluates the road conditions and plans repairs each year, it is likely that that roadway expense may have a substantial 'spike' in the next few years. Given this likely situation, an assessment of 2019 expenses may result in an increase in Annual Dues for the 2019 calendar year.

TIMING The replacement will be done in two phases to spread out the cost. Phase 1, Glengarry Blvd and all the streets to the south, will be done in 2018, probably in October. This area was selected because this part of the sub was built first. Phase 2, the rest of the sub, is tentatively planned for 2019, pending the sub's financial situation at that time. Note that it is important that the mailbox replacement program not be delayed. The cost of this program increased by about 25% between 2017 and 2018, and given the increased National tariff on aluminum, it is highly likely that increases in ensuing years will be substantial.

COMMENTS OR QUESTIONS - If you have questions, please email the Board or send U. S. mail at the address in the header to this notice.

OTHER NEWS

ANNUAL MEETING - The annual meeting of the homeowners association, of which all homeowners are members and thereby invited and encouraged to attend, will be November 27, 7:00 PM to 9:00 PM at the Canton Township Administration Building on Canton Center Road. Business will include the 2019 budget and assessment, mailbox program status, election of board members, and other items that homeowners wish to discuss.

ARCHITECTURAL REVIEW - As a reminder, all changes to the exterior appearance of your property (building changes, major landscaping, driveway alterations) must be submitted for Architectural Review approval. This process is required by our Covenants and Restrictions. It isn't hard and it's free. See the HOA website for a link to the process. <http://www.fairwaypinescanton.com/archreview.html>

ROADWAY REPAIRS - 2018 was a minor effort compared to last year and what will be coming in 2019. PRRMA contracted for a few pothole repairs and crack filling in 2018.

LANDSCAPE MAINTENANCE - The subdivision is now over 20 years old, and the greenery has been growing every year. By far the majority of homeowners do a fine job of maintaining their property, a task that is important for the subdivision property values, as well as the individual property appearance. The HOA Board does review the exteriors, and sent about ten letters to homeowners in 2018 suggesting they should give more attention to their landscaping. This action has been effective in several cases, but not, unfortunately, in all. The Board is considering establishing a schedule of fines which would be added to the annual dues of the affected homes.