

Spring Newsletter
April 2011

Country Creek Homeowner News

Country Creek Homeowners Association

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We're on the Web!
See us at:
<http://www.country-creek.com/>

From the Board at Country Creek Homeowners Association (CCHA)

Welcome to Spring! (we hope)

The annual homeowners meeting will take place at Delta Kelly Media Center (library) on May 10th, 2011, at 6:30pm. We have assembled a wonderful agenda to explain how your dues have been spent over the past year and the proposals for making the community safer and enhance property appeal and values in the coming years.

Attached is the official meeting notice including a proxy that can be faxed, mailed or given to a neighbor for delivery at the meeting. As an added incentive for attending the meeting or returning your signed proxy, your Board has authorized for a random drawing to take place during the annual meeting with three (3) winners getting a \$100.00 refund on their dues payment. You or your signed Proxy must be present at the annual meeting to win. Proxies can be mailed, faxed or sent with another homeowner.

Annual Dues

Your Board has completed the 2011-12 budget and we have set the dues rate at \$490.00. Other than adding the cost of trash services, there has been no increase in annual dues for the past 3 years. We had a more "enthusiastic" winter this year with increased snowplowing requirements. The entire dues budget was consumed. Some items that have also increased significantly year over year are Oakland County Drain Commission (water services; we have little control as the bulk fee gets raised), the maintenance of walking paths, and others.

Trash Services

The move to an association trash service has been very effective and should save individual homeowners \$150.00 this year. (That is 40,000 dollars that can be spent by our owners in better ways!) Feedback has been positive and we will work with the provider if issues develop.

Snow Removal

Thank goodness we had it. Steve Stoll and his Hi-Hill crew have done a great job at keeping residents safer and the streets clear. The entrances have been salted early reducing the chance of sliding onto Adams Rd. or Silverbell Rd. during some of these icy mornings.

Updates

Community **garage sale** will take place in **Thursday-Saturday June 2nd-4th** and will match the dates of our adjacent associations (Crossings, The Villages). There will be ads in the local papers and signage at the front of the sub just prior to the event.