

# NEWSLETTER

Latest News

| APHOA 2015

| Because WE want YOU to know

## ANNUAL MEETING MINUTES

The annual meeting of the Autumn Park Homeowners Association was held at the Novi Civic Center on May 4th, 2015. A large representation of the homeowners was present, as expected, due to some major issues requiring immediate attention. Meeting minutes have not been recorded at this point. The new board is waiting for the retiring board to transition. Please be patient as we await further records. Minutes will be available on our website ongoing. The website is currently undergoing construction to bring it up to date. Our focus is to keep you informed.

### WEBSITE:

[autumnpark.online@hoa.com](mailto:autumnpark.online@hoa.com)

### EMAIL:

[AutumnParkHOA2015@gmail.com](mailto:AutumnParkHOA2015@gmail.com)



## Introducing your new HOA Board of Directors and Chairpersons

**President SALLIANNE WILLIAMS**

**VP Legal BETH MORRIS**

**VP Finance LARRY TRUMBORE**

**Treasurer LAURA WALDO**

**Secretary MARGARET SURDU**

**Landscape/Maintenance CHERYL LOVE**

**Architectural Controls Chair —POSITION OPEN**

**Communications/Email contact/Social CARLA THOMAS**

**Newsletter and Website MARGARET SURDU**



**NEW POST OFFICE BOX:**

**AUTUMN PARK HOA**

**P.O. BOX 5333**

**NORTHVILLE, MI**

**48167-5333**



**NEW EMAIL ADDRESS:**

**AutumnParkHOA2015@gmail.com**

Your new board met on May 5, 2015 at 7pm. Elected board members met to determine which positions they would hold, determine the acquisition of a new PO box for official business, and transfer of the email address for official business. A tentative meeting was set up for the transition of board members and information on items to be followed up on. Insurance policies will be researched and brought up to date. All contracts will be reviewed and respective board members will be meeting with the various contractors to maintain our community. A major issue for this board to focus on is the third entrance. Several board members met with the City officials to investigate past actions regarding the entrance and the requirements moving forward. Stay tuned...

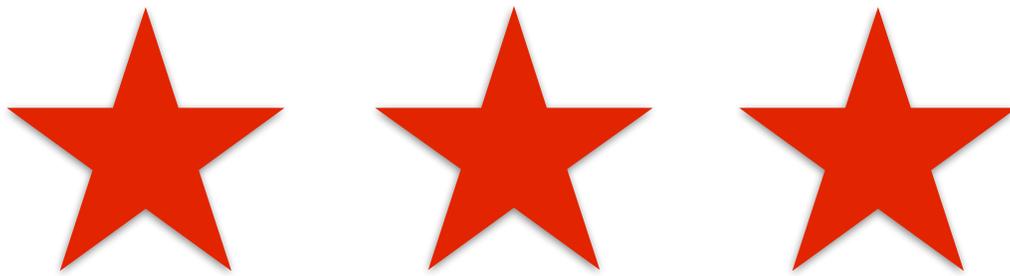
**THINGS TO LOOK FORWARD TO:**

- Improved Communications
- Improved Legal clarification of Homeowner vs Association responsibilities, Dues and Liens
- Annual Budget, Expenditure List and Capital Improvements Wish List
- Irrigation system repairs, Well vs City Water, Lighting, Contractor updates
- By-Laws clarification
- Grounds and Maintenance update
- Website updates (under construction)
- New Directory Publication TBD
- Social Calendar Update

On behalf of your new 2015 Board of Directors, we would like to extend our gratitude to the previous board for their time and effort. We look forward to a smooth transition and we remain committed to bringing our community back to a thriving, unified subdivision with beautiful curb appeal and a sense of belonging. We have vowed to eliminate the “Phase I,II,III” terminology in our discussions. We are striving to be considered Autumn Park as a whole and not divided as previously described.

We look forward to a great year of hard work and homeowner input. Direct your questions or concerns to the HOA email address or the various Board Members, if necessary. We will make every effort to reply to your questions as quickly as possible.

It has been a huge challenge to deal with contractors and emergency repairs since the new board took office shortly following the Annual Meeting. We remain committed to our initiatives which will be highlighted in the following pages.



***Happy 4th  
of July***

# BOARD MEMBERS BIOS:

## **PRESIDENT Sallianne Williams**

My husband, Tim, and I are the original owners of our Autumn Park home built in 1999. We raised our two daughters here, both whom graduated Northville High School. From a Big Ten allegiance, ours is with Purdue, where our oldest daughter went to undergraduate school.

I grew up in Connecticut and went to Fairfield University earning a B.S. in Finance. Upon moving to Michigan, I completed an M.B.A. at the University of Detroit/Mercy. I have over 22 years of corporate experience working for global companies including Emerson Electric, Chrysler Corporation, United Technologies and Freudenberg-NOK. My functional expertise is in finance, sales & marketing, business development and strategic planning. Most recently, I have been involved in private consulting for public corporations and private equity groups.

While working and raising our children, I volunteered in numerous capacities within Northville Public Schools (PTA's, LAN, Cheerleading Booster, Softball & Women's Basketball Committees, and Academic improvement) and at St. James Catholic Church. During 2007-09, I chaired the Autumn Park Landscaping and Maintenance Committee conducting the original competitive bid process for a multi-year contract.

I look forward to working with our diverse and talented team to accomplish the following:

- 1) improving the overall HOA relationship and communications within the subdivision and begin operating as a collective entity,
- 2) making Autumn Park an aesthetically pleasing subdivision throughout, thus maximizing curb appeal and home values, and
- 3) reinvigorating the social aspect of the HOA adding opportunities for homeowners to get to know each other.

## **V.P. of LEGAL Beth Morris**

My husband, Ed, and I built our home in Autumn Park in 1997 and raised our three daughters here. Prior to deciding to stay home with my children, I practiced law, specializing in health care. As a graduate of both Michigan State, where I earned a bachelor's degree in economics, and the University of Michigan Law School, I have an allegiance to both schools, with a slight bias toward the Spartans. While raising our children, I volunteered in numerous capacities with the Northville Public Schools and currently volunteer in the Detroit Public Schools. As Vice President of Legal on the Board, I hope to work on amendments to our Association ByLaws and to clarify various legal issues affecting the Autumn Park Subdivision.

**V.P. of FINANCE Larry Trumbore**

I moved into Autumn Park in 1999 because of its proximity to Thornton Creek Elementary School, where all three children attended. Married to Kim (University of Virginia) who is an RN at Providence Hospital. Children include our daughter, Sarah, who is attending the University of Chicago Pharmacy School, Matthew, an upcoming junior at University of Michigan and Laura, who is an upcoming senior at NHS. My past experience includes: Graduate United States Military Academy, Active Duty Army Infantry Officer serving in the US, as well as overseas; Corporate Executive in various Fortune 500 Companies, and small businesses owner/executive. Currently working to start a Christian non-profit corporation focusing on helping young men succeed in life. Want to serve on the HOA BOD to help our neighborhood be a safe, pleasant and enjoyable place to live and connect.

**TREASURER Laura Waldo**

I am the new Treasurer for our Homeowners' Association. My original career was as a research chemist. Many years ago I decided to work with my husband, Russ, at his company, Visual Sports Network of Michigan. We are a sports photography company that photographs teams at high schools and middle school all over SE Michigan. I have held many different positions in our company as we have grown over the last 30 years. Currently, I do all the accounting and payroll. We have 2 grown children. Scott is 25 and lives in Grand Rapids. He is getting married next May to a lovely young lady, and he works in auditing. Our daughter Casey is 23, and she is currently in graduate school at Washington University in St. Louis pursuing a doctorate in Physical Therapy. We have lived in Autumn Park for 15 years, and have been very active parents in the sports programs at Northville High School as well as leagues in Northville and Novi that our kids have participated in through the years. As this is my first time volunteering for the Autumn Park HOA, I look forward to working with our new team on a variety of projects.

**SECRETARY Margaret Surdu**

My husband, George, and I have been very active in the Northville-Novu community since we moved here in 1983. I was an involved parent in all the schools our children attended. Early on, the boundaries started changing as the district grew. My children started at Moraine, moved to Amerman, Meads-Mill, then Cooke and on to NHS which now houses Hillside. I served as Amerman PTA President in 86-87, and Coordinating Council of PTAs President in 1989. Chairing and serving on various committees with district-wide initiatives, I later served as Northville High School PTSA President 1994-95. Along with the various Parent organizations, I was Head Coach for the Northville High School Cheerleading program from 1986-1996. Northville/Novu enjoys a history of parental support for enriching programs paid for by fundraising, at times, a necessary tool for the district. Serving as President of both the Mothers' Club of Northville 1999-2000 and the Life Member Group 2006-07. I helped usher in scholarships, grants and enhanced programs.

George and I have taken great pride in this community, watching it grow from a small, rural town to a thriving and highly sought-after suburb. I served as Autumn Park HOA Grounds and Maintenance Chairperson several years ago and have since witnessed many changes due to a downturn of the economy and lack of interest on the part of many homeowners. I felt the need to get camaraderie back to a level that I witnessed when we moved into Autumn Park in 1998. We have two children, both graduates of MSU and have been blessed with four grandchildren ages 14, 9, 7 and 4. I will be updating the Website and publishing a quarterly Newsletter along with taking minutes of all board meetings and special meetings conducting official business. Minutes will be posted on the website in a timely fashion. I look forward to a great year with this dynamic Board and I thank you for your support.

**LANDSCAPING / GROUNDS AND MAINTENANCE Cheryl Love**

My husband, Ian, and I built our home in Autumn Park in 2001 but have lived in the Northville area since 1996. I have a degree in Accounting but spent most of my career before children working as a Benefit Analyst. After children I worked off and on in various part-time positions as well as many volunteer positions with the schools, scouts, Skating Club of Novi, NHS band and our church. Both our children attended Northville schools from kindergarten through graduation. Our son, Nathan, lives and works in Lansing and is attending MSU School of Law. Our daughter, Emily, recently graduated from Loyola Chicago with a degree in statistics and marketing and is employed as a data analyst for a media firm in Chicago. My husband retired two years ago so we are enjoying our time as empty nesters. I look forward to working with our very talented HOA Board this year.

**COMMUNICATIONS / SOCIAL Carla Thomas**

I look forward to working as your new Communications and Social chair on the Autumn Park HOA Board. My husband, Mitch and I have been Autumn Park residents in two different houses on and off since 1997. We liked the community and the neighbors so much we kept coming back after being transferred overseas twice! I am originally from central Indiana and I have Bachelor and Master degrees from Purdue. I enjoy being involved and active in the community where I live and I have been an officer on several Northville School PTAs and American Women's and Newcomer's clubs. Our two grown daughters both graduated from Northville High School and we also have a two year old granddaughter.

My first priority is to publish a new and updated Neighborhood Directory. We plan to publish both a printed copy as well as have the directory on the website. Please complete the attached directory form so we have all the information to make this directory a complete and useful tool to communicate with our neighbors. The goal is to have the directory printed with little or no cost to the HOA. This will be accomplished through advertising revenue for ads placed in the directory. If you have a business or know of a business that would like to place an ad in the directory, please let me know.

I also will be sending out regular email communications to HOA members. Please provide your email on the attached information form or send it to me directly at the email address below. Note that all communications will be BCC so you do not have to worry about your email address being published unless you wish it to be. Just check the box on the attached form as to whether you wish your email to be published in the directory or used only for BCC communications. Dues and annual meeting notices will be communicated via the US Mail, but all other communications will be via email.

Another goal is to plan and revive the Annual Deck Walk. the tentative date is Saturday, August 29th. For those of you that are new, the Deck Walk is an adults only party where we have two or three host houses/decks/patios. All participants pay a small fee which is used to purchase beverages and paper products and everyone also brings a dish to pass. The host homes only provide the space - a very easy way to host a party! I will chair this event and there will be more information to come. If you are willing to work on the committee to plan the deck walk, please let me know.

If there is interest in family activities such as a Block Party, we will need a chair to plan those events. If you and/or a group of your friends wish to chair and plan family activities, please let me know and we can get the ball rolling.

I can be contacted at the HOA email ... [autumnparkhoa2015@gmail.com](mailto:autumnparkhoa2015@gmail.com), so please let me know your interests and ideas.

# NOTICES:

Please remit  
your dues  
ASAP. Late  
fees and finance  
charges apply.

Mark your  
calendar for our  
Deck Walk on  
August 29th.  
Info to follow.

Please submit  
your contact info  
for our Directory

We still need an  
**Architectural Controls**  
**Chairperson** and  
**committee members** for the  
***Grounds and Maintenance***  
***committee*** chaired by  
Cheryl Love. We also need a  
**Chairperson** for a family  
function. Please email us to  
volunteer for either of these  
positions. We look forward  
to hearing from you.

# Calendar of Events

**BOARD MEETINGS** will be held the **Second Thursday** of every month from **7:00-10:15pm**. Residents may attend the **Open Forum** section of the Board Meetings from **7:00 - 7:30pm** to present to the Board.

**Annual Deck Walk - Saturday, August 29th.** Adults only party taking place at 2-3 host homes/decks/patios. Hosts are provided all refreshments through a small attendance fee.  
Want to help?  
[autumnparkHOA2015@gmail.com](mailto:autumnparkHOA2015@gmail.com)

**Block Party To Be Determined**  
Want to volunteer????  
email **Carla Thomas**  
[autumnparkHOA2015@gmail.com](mailto:autumnparkHOA2015@gmail.com)

**Newsletters will be published quarterly. All subsequent publications will be posted on the website. Stay informed. Stay tuned.**

**Bd meeting minutes will be posted on or before the Third Thursday of every month**

**Directory will be published ASAP PLEASE return your DIRECTORY FORM and watch for further announcements.**

**PRESIDENT'S  
CORNER**

**STATE OF AFFAIRS  
OF THE  
ASSOCIATION**

**State of Affairs of the  
Association**

Hello Everyone. On behalf of your new Association Board I want to extend a big thank you to everyone attending the annual meeting on May 4th; this was the best homeowner turnout experienced. Anyone in attendance at the meeting, could speak to the differences regarding opinions and priorities, but what I personally took away from the meeting was the similarities in homeowners overall objectives.

With this in mind, the new board dedicated our initial meetings to setting the strategic direction for our tenure focused on the homeowners' collective desire to have an aesthetically attractive subdivision with an active social environment. To support this goal, we developed and begun work on a list of strategic initiatives.

In the short-term, the Landscaping and Maintenance Committee has truly hit the ground running. During the spring irrigation system start-up, many significant issues arose including a water main line split and unconnected zones at the Nine Mile Entrance, along with a complete well pump failure at Beck Road. These irrigation and water issues, further impacted by rainy weekends and a student contractor, have all collectively contributed to a late landscaping start on our entrances, courts and burms this year. We are honoring the current signed contract and working with the Gertley Brothers to ensure satisfactory work performance. Jack Gertley has committed to having the court areas weeded, cleaned up and mulched by the weekend of June 20th. Our next big push is resolution on the retention pond issues, and we are scheduled to meet with an excavator on June 20th to begin this process.

As we go forward with our strategic initiatives, we will be communicating the updated statuses on the website. We voted to hold monthly board meetings on the second Thursday of each month starting at 7:00 p.m. with the first half hour of these meetings dedicated to an Open Forum, where any homeowner can come to express ideas or concerns. The time and dates will also be published on the Community Calendar.

In closing, I want to thank all previous board members and committee chairs for volunteering and all their work on behalf of Autumn Park. Also, a special acknowledgement to the new Board, each and every member dove right in and got us up and running quickly. Happy Fathers Day to all the Dads and granddads in our subdivision.

Sincerely,

Sallianne

**Strategic Initiatives of The 2015-16 Board**

**Communications & Technology Committee:**

new initiatives underway, as a vehicle to shore up communications between the HOA board and the homeowners:

- Website will be reinvigorated and kept current; autumnpark.online-hoa.com
- New Directory an updated version with an address map will be completed; hard copies will be distributed. In addition, a PDF version will be resident on the Website.
- Newsletter will be published at least three times annually and is to include strategic initiatives, open issues and social events.
- Board Meeting Minutes will be published after every meeting and posted on the website in a timely fashion.
- Calendar of social events, planned work and meetings to be posted on the website.
- Social Media activity to be assessed for HOA functionality; i.e., Facebook or twitter.

**Finance Committee:**

- Institution of a "checks and balances" initiative
- Annual Budget w/ expenditure list to be presented once all contracts have been reviewed and authorized for payment, once all "urgent" items are determined, and final recommendations are made for earmarking monies for the capital improvements.
- Reassessment of dues . Recommendations will be made to the board once the budget is finalized and all financial needs are determined. Autumn Park HOA has NEVER raised the dues while the cost of maintenance continues to increase.
- Collecting past dues / placing liens. The aggressive approach used by past boards will be continued. Currently, our past due amount is \$16,651.70 generated by 31 separate homeowners.
- Audit of the HOA financials

**Landscape & Maintenance Committee:**

- Retention Pond Issues - scope the issues relating to the five retention ponds and correct water drainage issue affecting homeowners.
- Well water vs. City Water. The Board will revisit the feasibility of converting to City Water. The cost effectiveness, complexity and management issues of city water hookup vs. the cost of well repairs, maintenance and water conditioning systems will be analyzed.
- Beck Road and White Pines Entrance. Scope the entire issue and bring to HOA a proposal to vote on for the design/cost of an additional entrance. Funding will come from current budget and/or a separate assessment. At minimum, this Board will set aside funds in a separate account as a reserve to begin the funding of this project.
- Annual Landscaping Contracts - A competitive bid process with qualified companies will be run to determine and award a three-year contract for annual spring clean up, irrigation system turn on, mulching, weeding, annual planting, fall clean up and irrigation system blow out.
- Annual Snow Removal Contracts
- Annual Holiday Lighting Contracts
- Electrical Entrance Issues continue to pop up at both the Nine Mile and the Beck Rd entrances. To be investigated further and resolutions presented.

**Legal Committee:**

- HOA ownership vs Homeowner Ownership. Clarification needs to be made regarding the property shared by the Homeowners and the HOA, i.e. the commons areas along the property lines of the perimeters, at the entrances, etc.
- Easements Clarification and communication of the HOA's responsibilities regarding the easement, green belts, etc.
- ByLaws resolution Initiate action toward a legal determination regarding ByLaws inclusion of all three

**Social & Welcoming Committee:**

- Deck Walk To be held the week-end prior to Labor Day (August 29, 2015).
- possibly a Christmas Walk, and/or a family event
- Welcome Basket; Determine contents to be included

**A FRIENDLY WALK**

*While walking around the subdivision, I couldn't help but notice the lovely landscaping in many of the yards. The neatly trimmed shrubs, manicured lawns and blooming flowers all give a look of beauty and serenity to our streets. As neighbors, I believe we all appreciate our fellow homeowners who take so much time and care with their yards, giving the rest of us something beautiful to look at.*

*Also, for those of us a little behind on our own yard work, I know our neighbors would appreciate us trying to keep up with our landscaping maintenance. So even if you don't have the time to cultivate a lavish garden, please try to keep up with the basics:*

- **MOWED LAWN**
- **TRIMMED BUSHES AND HEDGES**
- **KEEPING THE WEEDS UNDER CONTROL**

**THANKS FOR ALL YOUR EFFORTS,**

*Beth Morris, VP Legal*



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PLEASE VISIT OUR WEBSITE FOR

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USEFUL INFORMATION

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**[autumnpark.online-hoa.com](http://autumnpark.online-hoa.com)**

**AUTUMN PARK HOMEOWNERS ASSOCIATION**  
**DIRECTORY INFORMATION**

NAMES \_\_\_\_\_

ADDRESS \_\_\_\_\_

CHILDREN'S NAMES AND YEAR OF BIRTH

\_\_\_\_\_  
\_\_\_\_\_

HOME PHONE \_\_\_\_\_ CELLPHONE \_\_\_\_\_

EMAIL ADDRESS: PUBLISHED IN DIRECTORY \_\_\_\_\_

FOR APHOA COMMUNICATIONS ONLY (BCC) \_\_\_\_\_

OTHER OPTIONAL INFORMATION:

COLLEGES ATTENDED \_\_\_\_\_

INTERESTS \_\_\_\_\_

(Book Clubs, Biking, etc.)

IF YOU HAVE A BUSINESS YOU WOULD LIKE TO ADVERTISE IN THE DIRECTORY, PLEASE LIST THE NAME AND CONTACT INFORMATION:

\_\_\_\_\_

WOULD YOU BE WILLING TO WORK ON A SOCIAL COMMITTEE:

BLOCK PARTY \_\_\_\_\_ DECK WALK \_\_\_\_\_

EASTER EGG HUNT \_\_\_\_\_ OTHER (LIST) \_\_\_\_\_

OTHER IDEAS FOR THE NEIGHBORHOOD/HOMEOWNER'S ASSOCIATION \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

PLEASE RETURN TO CARLA THOMAS – 22774 SUMMER LANE  
Or scan your completed form to [AUTUMNPARKHOA2015@gmail.com](mailto:AUTUMNPARKHOA2015@gmail.com)  
\*\*\*\*\*NO LATER THAN JULY 15<sup>th</sup>\*\*\*\*\*

# WEBSITE TUTORIAL

Go to [autumnpark.online-hoa.com](http://autumnpark.online-hoa.com)

- 1) Sign in with your *User Name* and *Password* IF you are a returning member.
- 2) If you are new to the website, or if you cannot remember your *User Name* or *Password*, go to the “bullet” items located under the gray **SIGN IN** box and choose the correct *Sign In Protocol*
- 3) Navigate the website by using the **Black Menu Box**. Explore. Should you need further help, either email us at [AutumnParkHOA2015@gmail.com](mailto:AutumnParkHOA2015@gmail.com) or [msurdu@hotmail.com](mailto:msurdu@hotmail.com) for help.

The screenshot shows the website interface for Autumn Park Homeowners Association. At the top left is the logo with a large letter 'A' and the text 'Autumn Park'. To the right is a search bar and navigation icons. Below the logo is a vertical 'Black Menu Box' with links: Home, News, Association, Board of Directors, Committees, Documents, Event Calendar, FAQ, New Resident Info, Newsletters, Pay Dues Online, Polls/Surveys, Resale Disclosure, Community, Businesses/Coupons, Classifieds, Utilities/Services, Neighborhood, Bulletin Board, Directory, Maps, Pictures, Resources, Articles, Library, Links, Online Mall, Sign In, and About this Site. The main content area is titled 'Autumn Park Login' and contains the following text: 'Sign In To Autumn Park's HomeOwners Association Online'. Below this are input fields for 'User Name:' and 'Password:' with a note '\*\* Passwords are case sensitive \*\*'. A 'Sign In' button is positioned below the password field. Underneath is a section for users who cannot remember their credentials: 'Can't Remember Your Username or Password? Enter Your Email Address Below and Your Username and Password Will Be Emailed To You.' with a 'Send' button. At the bottom of the page, it says 'Good Morning Guest!' and 'Thursday, June 18th, 2015'. A footer bar contains 'Copyright 2015 © HomeOwners Associations Online' and links for 'Terms of Service', 'Advertise', and 'Privacy Statement'.

## PLEASE NOTE

For your convenience, this edition of our quarterly Newsletter is being delivered to your home. Subsequent 2015-16 editions will be available online only. Please continue to check our website.