



Meadowbrook Messenger

A publication of the Meadowbrook Park
Homeowners Association
Flushing, Michigan
Fall - Winter, 2019



Meet Your Neighbors!

Introducing:

Steve and Julie Close

Steve and Julie Close joined the Meadowbrook Park community on a bitterly cold Martin Luther King, Jr. Day in 2004. Their two daughters, Lindsay and Brenna, have since grown up, married and (sadly) moved out of state. During the warmer months, Steve and Julie enjoy power-walks through the neighborhood, greeting neighbors who have become friends.

Steve is a musician and gearhead who enjoys modifying or hot-rodding virtually everything from cars to guitars. You may spot him cruising the neighborhood in his 1965 Ford Fairlane, a.k.a. "Black Betty." He'll pinstripe anything that will hold still long enough.

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Holiday Contest!

Announcing our second annual subdivision holiday decorating contest! Our board members will be judging our beautifully decorated homes the week before Christmas. Turn on



those lights, and let's be the sub that everyone is talking about! The first prize winner will receive a gift certificate to a nice local restaurant of their choice!



Holiday Decorating Contest Judging Criteria



All displays will be judged on a one to five point scale, on each of six criteria: originality, arrangement, holiday theme, curb appeal, completeness, and planned coordination. Each home will be judged independently by each of six judges. The scores from all judges will be added together. The residence with the highest total number of points will be the first place winner. No residence will be eligible to win first place in any two consecutive years.



Congratulations to Roger and Ann Brimley, who had the lucky ticket entitling them to free Association dues in 2020!

Streets Affect Marketability

According to one of our knowledgeable Meadowbrook Park neighbors, the condition and quality of our subdivision street paving can affect the “marketability” of our homes. Cambridge Court resident, and professional realtor, Jeremy Thibault advises that while he doesn't think road quality adds to the value of our properties, “I agree that the condition of the streets can affect “marketability”. Mr. Thibault is an agent with *Changing Streets.com*.

REPORT ON OUR



Our Meadowbrook Park Homeowners Association held its annual meeting on October 24th at the Flushing Middle School cafeteria. We welcomed Chief of Police Mark Bolin who gave an update on the code enforcement officer, reminders of vacation check and how that has impacted our neighborhood in the past, as well as a reason for the “no shave November” fundraiser for the Flushing Township Police Department. President Jim Stephenson covered topics regarding the two years left on our deed of restrictions and that only after that date can we really work to change the restrictions, and he addressed reoccurring issues of fences, sheds, and working to update the road signage at Carpenter and Meadowbrook. Deb Stephenson covered the budget, as well as the expenses that are covered by the \$75 dues and the process when someone does not pay the dues. Connie Stanton discussed the Events Committee past activities such as the garage sale and Christmas lights/ decorations contest and stated that this year we will be judging the week of Dec. 16. The plan for the spring garage sale will again be the same as the sale at the Flushing Middle School because of the success this year. Jen Almassy discussed the directories handed out, as well as the plates of cookies and directories given to the newest members of our neighborhood. Finally Mike Stanton discussed the newsletter and why it is important to get it in hard copy. The rest of the meeting was around the issues facing the neighborhood: elections of new members to the board, the roads and potential repairs, lights and posts in need of repair, and leaf pick-up ends first week of December. Thank you to all who were able to attend!

Jenifer Almassy
Secretary

Neighborhood Street Paving Project



Where are we at in the process?

The Meadowbrook Park Homeowners Association requested that the Flushing Township get an additional quote to cover all of the roads in the neighborhood. The Genesee Road Commission has completed this and has given the information to Flushing Township Supervisor, Fred Thorsby.

What happens next?

Our neighborhood residents will each receive a letter with an invitation to the Public Hearing to hear from the Road Commission, and residents will be able to discuss why or why not the neighborhood should have the roads repaired. We will be given an opportunity to ask any questions regarding any of the work to be done, as well as the cost and duration of the special assessment that we would have to have. After the public hearing, there will be petitions to take door-to-door to request signatures for those who are in favor of the repairs. The Township needs a minimum of 55% of the homeowners to agree to move forward. In order for a home to be counted—all of the owners listed on the deed must sign the petition. If husband and wife are listed, then both need to sign.

What happens if we don't get the signatures of 55%+ of the homeowners?

Flushing Township has already had 2 of the 7 neighborhood meetings. One has moved forward with well over the required 55% and one has not. The Flushing Township Board of Trustees meets on the second Tuesday of each month and the month after the public hearing is when the petitions are due. If there are not enough signatures, there is almost no chance of the Board voting to move forward. Because Genesee County can only do one to two neighborhoods a year for Flushing Township, only one is now on the schedule for 2020.

What can you do to help get our roads repaired?

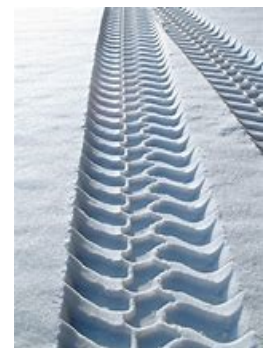
First and foremost, do your best to show up to the Public Hearing when it is scheduled OR put your comments in writing to Fred Thorsby to read at the meeting. You can also help go door-to-door to get signatures, as we will only have one month to get them.

Protecting Your Home When You are Away



When you and your family relocate for the winter, or for any other extended period of time, you can have special protection for your home. If you notify the Flushing Township Police Department (810) 659-0809) about your extended absence from our area, the department will be happy to routinely visit your homestead. They will walk your property and look for any evidence of illegal activity. In fact, their frequent presence at your home will serve as a deterrent to anyone who may be considering foul play. We suggest you keep this in mind the next time to head to Florida or anywhere else for an extended period of time.

We can help our neighbors who leave the area for weeks at a time by making sure their home doesn't appear to be vacant. One thing that's easy to do is to drive into their driveway and leave vehicle tracks in the snow. We can also pick up newspapers and ad packets that are accumulating.



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Julie is a talented teacher, writer, and speaker. She is an outside-the-box thinker who enjoys home remodeling/decorating, gardening, and cooking.

Steve and Julie are both "coffee snobs" who love to laugh. Their family motto sums it up: "If it's going to be funny later, it might as well be funny now."

Both Steve and Julie serve as ordained ministers in the Church of the Nazarene. Steve is part of the staff at Flushing Community Church of the Nazarene, serving as Minister of Worship Arts and Community Outreach. Julie is finishing a master's degree in New Testament Studies at Northern Seminary while working as an executive with a market research firm.



Meadowbrook Park
Homeowners Association
P.O. Box 613
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**Important Information
inside from your
subdivision neighbors!
No Ads**

In January, we will all receive the notice that our annual subdivision dues are due and payable. This year, dues are still \$75. Most other associations pay more, some much more.



These dues are necessary to cover the unavoidable costs of operating our homeowners' association. We think that the dues are a reasonable and decent investment that improves our community and will enhance the value of our properties over the long term.

Please send in your dues in a timely manner. We thank you for doing so.



**Visit our Facebook Page:
Meadowbrook Park Neighborhood HOA
and Website:
meadowbrookparkhoa.com**

It is the intention of your Meadowbrook Park Homeowners Association Board of Directors to publish this newsletter quarterly. If necessary, special editions may be sent out as well. Your comments, feedback, and suggestions are most welcome. Send them to us at:
meadowbrookparkhoa@gmail.com