



# ***Meadowbrook Messenger***

A publication of the Meadowbrook Park  
Homeowners Association  
Flushing, Michigan  
January, 2018



## ***Meet Your Neighbors!***

Introducing Brent, Donna, Brody, and Everly Zook. "We have lived in the subdivision since 2008." Brent works for Dow Corning in Hemlock and Donna works at the Early Childhood Center in Flushing. Brody is 3 and Everly is 1. "If you see us riding bikes or playing out in the front yard, please stop and say hi! "

\* \* \*

May we feature your family in our next edition? Let us know at:

**meadowbrookparkhoa@gmail.com**  
or  
**P.O. Box 613, Flushing, MI 48433**

## ***Introducing Your Neighborhood Association Board***



Your new Meadowbrook Park Homeowners' Association Board of Directors consists of seven of our neighbors. Pictured here are (left to right) Mike Stanton, Trustee, Connie Stanton, Vice-President, Jen Almassy, Secretary, and Jim Stephenson, President. Not pictured here are: Sharon Day, Treasurer, Debra Stephenson, Trustee, and Brent Zook, Trustee.

**Visit our Facebook Page:**

**Meadowbrook Park Neighborhood HOA**

**and Website:**

**meadowbrookparkhoa.com**

## Protecting Your Home When You are Away



When you relocate for the winter, or 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 you head to Florida or anywhere else for a 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

## Want Another Copy?

A few months ago, we all received a copy of our Homeowners Association (HOA) covenant. If you missed it or misplaced it, or would like a "cleaner" copy, please let us know, and we'll deliver a new copy to your home. Make your request at our email account:

[meadowbrookparkhoa@gmail.com](mailto:meadowbrookparkhoa@gmail.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](mailto:meadowbrookparkhoa@gmail.com)  
or P.O. Box 613, Flushing, MI 48433

## Under Consideration



Your homeowners' Association (HOA) Board of Directors is currently considering whether or not to pursue a number of activities and projects for our subdivision. Some of these are:

- > A summer HOA barbeque
- > A holiday outdoor decorations contest
- > An Easter egg hunt for the children
- > Improving the landscaping at the East entrance
- > A children's patriotic bike and wagon parade

What do you think about these ideas? What ideas and suggestions do you have?

Please send your feedback and ideas to our HOA email account:

[meadowbrookparkhoa@gmail.com](mailto:meadowbrookparkhoa@gmail.com)  
or P.O. Box 613, Flushing, MI 48433

## Bad Roads?



Okay, our subdivision roads aren't this bad, but we do have some sections that are in very poor condition and need replacing. Your homeowners' association board is exploring what can be done to replace, at the very least, the portions of our roadways that are unacceptable. Not only are these roads annoying to our residents, but anyone who is looking for a new home does not want to purchase one on a street with awful roads. Stay tuned!



## Covenant?

In October, we all received a mailing that included a copy of our subdivision's "Covenant". What is that all about?

Our covenant is a set of regulations created by our subdivision's developer-builder before the first house was built. These rules are for the purpose of keeping our subdivision a high-quality, appealing, and attractive community. Such regulations not only keep the area really "nice", but also sustain – and even increase - the financial value of each of our homes.

Just one example is the topic of "fences". Our covenant prohibits fences. (Years ago, exceptions were approved for legitimate reasons for a couple of perimeter lots.) Consequently, unlike most other subdivisions, we do not have a hodge-podge of all different kinds of ugly fences cluttering the landscape. Instead, our community looks more like a beautiful, open golf course. We all hear praise from visitors about our spacious, open, and attractive landscape.

We each need to understand that the rules within the covenant are not optional or voluntary. These regulations are mandatory and legally-binding. The covenant has the authority of law, the same as local and state laws. If a resident disregards and fails to comply with one of our covenant's rules, it is our homeowners' association's legal obligation to enforce the rule. If a resident does not respond to the neighborly guidance of the association, the matter proceeds into the courts. When litigation occurs in the court system, history shows that associations and their covenants almost always prevail over the uncompliant resident.

Every resident should have been given a copy of the covenant from the previous owner, or the realtor, before signing a purchase agreement. Unfortunately, many were not. Nevertheless, we all have a legal obligation to comply.

We should all support our covenant and feel that it is here for us—to protect the beauty and quality of OUR community and to sustain the value of our properties.

Each January we all receive a notice that our annual subdivision dues are due and payable. Watch for your billing to arrive soon. For many years, our annual dues were one-hundred dollars. This year, dues remain at \$75. Many other associations pay much more.



These dues are necessary to cover the unavoidable costs of operating our homeowners' association, including the costs of maintaining our "common areas", such as our entranceways. Some assets must be set aside for legal fees should our association ever be involved in court proceedings. We think that the dues are a reasonable and decent investment that will enhance the value of our properties over the long term.

Admittedly, in the past, a very few residents failed to submit their dues. Everyone needs to understand that unpaid dues become a lien on our own property, which means they are paid in full at the time we sell our home. This means that all homeowners do pay all of their dues, either in little annual amounts, or all at once when they sell their home.

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



**Subdivision  
Craft & Yard Sale  
April 27 & 28**

*It's time to start preparing!*



**Important Information  
inside from your  
subdivision association**

Meadowbrook Park  
Homeowners Association  
P.O. Box 613  
Flushing, MI 48433

