



# ***Meadowbrook Messenger***

A publication of the Meadowbrook Park  
Homeowners Association  
Flushing, Michigan  
Summer/Fall, 2019

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

Introducing . . . ***The Mabrys!***



Hello,

We are Nick and Donette Mabry. We have been living in the Meadowbrook subdivision since 2007, with our children Nick Mabry Jr., a 2nd year college student, Nia Mabry, a recent high school graduate, and Nahji Mabry, who is entering his sophomore year in high school. We love attending the Flushing High School sports events, and we are very active ministers at our church - Ebenezer Ministries in Burton, Michigan. We like biking or walking in the neighborhood, and we enjoy working in our flower beds.

We are friendly and like talking with our neighbors.

May we feature your family in our next edition? Let us know at:  
[meadowbrookparkhoa@gmail.com](mailto:meadowbrookparkhoa@gmail.com)

## **ANNUAL MEETING**



### ***Annual All-Resident Meeting on October 24***

The annual meeting of all residents in the Meadowbrook Park subdivision will be held on Thursday, October 24, at Flushing Middle School, at 7:00 p.m.

### ***Win a chance to have FREE 2020 dues!***

At this meeting, we will have a raffle for those in attendance, and the winner will have his/her 2020 HOA dues paid by the Association! Mark this important date on your calendar or in your planner.

We hope all residents will  
plan to attend.

***Free Refreshments!***

In our very first edition of this publication, we included an article that explained about our subdivision's "covenant". Since some residents are still unaware or confused about the covenant, we are reprinting that article in this edition. It appears on the back page of this publication.

### *Successful Spring Garage/ Yard Sale*

Our end-of-April subdivision garage and yard sale was quite successful for those who participated. About a dozen residents sold merchandise and many reported having had a very profitable day. Our signs along Carpenter Road, and being across from a large sale at the Middle School the same day, brought many shoppers into our streets.

Everyone benefits when all of us have our sales together on the same day. Our Association places many signs along roadways and publicizes the event in social media. This way, each individual homeowner doesn't have to bother with signs or publicity, and benefits from much more shopper interest and traffic.

We hope there will be much interest in our fall subdivision sale.



## *September 27 & 28*

*It's time to clean out those closets,  
boxes, and drawers for our*

### *AUTUMN*

## *GARAGE/YARD SALE*

*It will be on Friday and Saturday,  
September 27 and 28, from  
whatever time you decide to open  
your garage doors, until 5:00 p.m.  
Let's make this a fun-filled and  
profitable sale.*

Visit our Facebook Page:

Meadowbrook Park Neighborhood HOA

and Website:

[meadowbrookparkhoa.com](http://meadowbrookparkhoa.com)

Your HOA Board continues to be enthusiastic about hosting subdivision community social events. Please send us your ideas and suggestions!

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



We can all agree that our community doesn't look its best on Monday mornings when our streets are lined with all of our garbage and trash awaiting pick-up. So that unpleasant appearance is as brief as possible, most residents wait until Sunday evening before putting out their garbage and trash. May we simply SUGGEST we all try to keep our trash in our garages until Sunday night? That way, we will have attractive, trash-free streets all weekend. Thank you!

In early July, the Association Board mailed a formal and important letter to each and every resident in the Meadowbrook Park subdivi-



sion. The letter officially advised all residents of the Board's legal obligation and intent to enforce all provisions of our Homeowners' Association Covenant. If this important letter somehow escaped your attention, please let us know (**meadowbrookparkhoa@gmail.com**) and we will supply you with another copy. It is important that everyone has a clear understanding of this issue. Thank you.

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**  
or P.O. Box 613, Flushing, MI 48433

## *Update: Subdivision Streets*

In our previous Meadowbrook Park HOA communications, we mentioned we were looking into repairing our roads and the costs associated with doing so. The process has many steps that start with having the Township ask for the Road Commission to look at the condition of the roads and estimate what needs to be done. This process started last fall.

Fast forward to February, 2019, when Flushing Township received about half of the six estimates that had been requested. Meadowbrook's main roads were by far worse than many of the cul-de-sacs and were the focus of the Road Commission. Jenifer Almassy is one of the Flushing Township Trustees and lives in Meadowbrook Park and requested a more thorough evaluation of our neighborhood roads to assure that we take care of all of our roads, not just the worst ones.

Most recently, at the June Flushing Township Board meeting, the Township made some formal decisions to allow five neighborhoods (two were combined from the original six) the ability to have a special assessment to do repair work for the neighborhood roads. The legal issues regarding hiring a firm to sell bonds, retain a company with legal counsel that specializes in bonds, and other concerns were addressed and voted on at the June meeting.

The next steps are going to happen concurrently. The Road Commission will hopefully be doing a more in depth evaluation and estimate for our neighborhood roads and the Flushing Township Board will schedule a hearing date for our neighborhood this fall for neighbors to get additional information.



## What's a Covenant?

Last year, residents all received a mailing that included a copy of our subdivision's "Covenant". (This document is also posted on our HOA website:

[www.meadowbrookparkhoa.com/home-owners-association](http://www.meadowbrookparkhoa.com/home-owners-association).) 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.

For example, 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. Many did not. Nevertheless, we all have a legal obligation to comply with the covenant.

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.

**Important Information  
inside from your  
subdivision neighbors!  
No Ads**

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

