



Meadowbrook Messenger

A publication of the Meadowbrook Park
Homeowners Association
Flushing, Michigan
Fall 2021

Meet Your Neighbor



My name is Brian Reiber and I have lived here in Meadowbrook for just over 3 years now. I'm a local Financial Advisor with Edward Jones here in town and absolutely love helping folks reach their financial goals. After graduating from Michigan Tech. I spent 8 years in beautiful Wyoming before moving back closer to home. I enjoy boating, hunting, fishing and really anything outdoors. Looking

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

Annual All-Resident Meeting on *November 17*

The annual meeting of all residents in the Meadowbrook Park subdivision will be held on Wednesday, November 17, at Angel Hall in St. Robert's in Flushing, at 7:00 p.m.

***Win a chance to have
FREE 2022 dues !***

Meeting

At this meeting, we will discuss the new sign options, elect board members, discuss issues, and have the Chief of Police to share news in the Township. In addition, we will again have a raffle for those in attendance and the winner will have his/her 2022 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 and consider running for a board seat. We know everyone is busy—but we only meet a few times a year and we need others to take a turn!

HOA Road Assessment Questions

Meadowbrook Park properties continue to sell for top dollar. Many new neighbors have moved in over the past several months. However, a few property sellers have run into some difficulty at their title company due to the road assessment for our recent repaving project. If you are in the process of selling your Meadowbrook Park property please read this carefully and have it ready just in case the title company tells you that this new road assessment is a 'lien' on the property.

What has happened to others: several of our neighbors have shown up to their closing and been told that the 'Road Assessment' is a lien that is placed on the property and must be paid off in order for the sale to proceed. This amounts to approximately \$3,200.00. It has caused some to threaten to back out of the sale as they did not anticipate another large cash outlay to purchase or sell a property.

After a recent discussion with our neighbors I did some research into the law on road assessments. I also contacted Flushing Township to determine when the special road assessment would appear on our tax statements. Flushing township informed me that they have not received the total bill for the repaving thus they have not determined the amount owed by each property owner. They also informed me that until they had the final price they could not begin 'assessing' the repaving until at least the Winter 2022 tax bill.



What current Michigan law says: Under the Public Improvements Act, special assessments, such as road repaving, are required to follow certain procedures prior to assessing any property owner for their share of the improvement project. Our subdivision authorized this project when we signed the petitions to move forward with the paving project. The law also provides for payment of the special assessment in installments over a period of years. Any property owner may choose to pay the entire special assessment amount in one lump sum or pay in installments as billed on your tax statement. The law specifically states: "If the township board provides that a special assessment is payable in installments under section 7(1), the amount of any lien on the parcel of property assessed for that special assessment is limited to each individual installment, and shall not attach to the property assessed until that individual installment is due as provided in section 7(2)."

The property owners who have had problems with the title company requiring payment of the entire special assessment have been told that it is a lien on their property thus it must be paid at closing. This is a false statement since the township provided an installment plan for repayment. Also, the township has not assessed ANY parcel at this time as they do not have the final figures of the paving project.



What should you do if the title company tells you this special assessment must be paid: Tell them you have consulted with an attorney (me) and that the special assessment is NOT a lien on the parcel under Michigan law and it must be removed from the closing documents.

The township has a form that you must fill out prior to closing. It requires the purchaser(s) to sign the document stating they are aware of the special assessment and are assuming responsibility for paying the installments as they come due. You may contact the township office and request this form.

If you are contemplating selling your home in the near future please make your real estate agent aware of the special assessment for the road paving project and provide a copy of the township assumption form. Any potential buyer should be aware that they must assume payment of the remainder of the special assessment until paid in full. The title company will also need a copy of this signed form for their records.

Keep Your Property Safe

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.



Meadowbrook Park 4th Annual Holiday Outdoor Decorating Contest

It is almost that time of year! Please consider spreading some happiness and cheer and Decorate our Homes for the Holidays! Judging will be Saturday night, December 18, 2021 between 6-9 pm. There is no entry fee or application process. If you want to participate just have your displays and lighting up and **ON**. Decorations must be visible from the street as judges will not exit vehicles to view or judge. 1st prize is a \$75 gift certificate to a local Flushing business. Photos of the prize winner/family will be published in the next issue of the *Meadowbrook Messenger* and on our FaceBook page. An HOA approved yard sign will be placed for display until 1/2/2022. Lighting and display will be judged by your HOA Board Members.

The categories for judging will be:

1. Creativity & Originality
2. Use of Lights (with or without music) • **NOTE: If music is used, it must be within the guidelines of the Flushing Township noise ordinance with volume & time limited**
3. Overall Curb Appeal
4. Theme

Light up the neighborhood and Celebrate the Season!



We Need You!

Want to be more involved in the neighborhood where you live? The HOA is a great opportunity. While the HOA helps to maintain property value and quality of life, it also allows you to give back to the community you live in. A big bonus is that it allows you to meet your neighbors and make friends.

We need new or old neighbors like “You” to step up and get involved!

All it takes is a short meeting every other month and a few emails once in a while. We would love to hear from you if you are interested. Please reach out to our board with any questions.

Looking forward to serving with you!



**Important Information
inside from your
subdivision association**

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

