



# Meadowbrook Messenger

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

## *Christmas Lighting Contest Winners.*

2020 seemed like a year of less, a year of restrictions, and a year of social distancing. Not so when it came to Christmas decorations. The HOA decided everyone needed some bright lights and excitement as they passed our main entrance so we hired a company to place lights and greens on the trees and light poles. We anticipate this will become a yearly tradition for Meadowbrook Park. Thank you for all the positive comments on our decorating efforts.

Not only did the HOA step up with decorations but more homeowners decorated their homes for the Christmas season than in past years. Driving through our subdivision evoked memories of past Christmas seasons. It was wonderful but also made judging the Annual Christmas Light Contest an enormous task.



After driving the subdivision several times, the HOA board turned in their voting results and the 2020 Christmas Lighting Contest winners live at 5029 Park-

wood Court. Justin Beaudrie and Lia Volpe went all out in decorating their house. Lights, movements, and even a video of Santa leaving presents. **Congratulations, Justin and Lia!**



**Annual Garage Sale  
Set for May 22!**

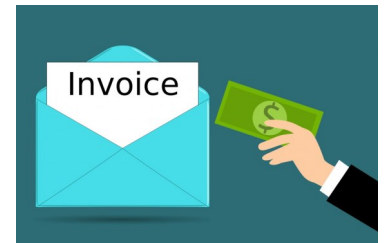
Visit our Facebook Page:  
Meadowbrook Park Neighborhood  
HOA  
and Website:  
[meadowbrookparkhoa.com](http://meadowbrookparkhoa.com)

## ***HOA Annual Assessment***

By now, all of you have received your Meadowbrook Park HOA 2021 Assessment. The annual dues of \$75.00 continued in compliance with the Deed Restrictions put in place when our subdivision was first established. These restrictions apply to all home owners within Meadowbrook Park. A copy of the Deed Restrictions can be found on our website.

Thank you to all the home owners who submitted their payment on time by the March 31st deadline. To those who have not, you have now received a second notice with an added \$20 late fee for a total of \$95.00. This is due by May 31st. Listed within the invoice you will find 3 options for paying this assessment:

1. Check payable to Meadowbrook Park HOA
2. Electronic payment with JP Morgan Chase Bank using our email address: meadowbrookparkhoa@gmail.com. For other banking institutions use Zelle.
3. Payment with a credit card with PayPal, using the "Friends & Family" designation to avoid service fees.



Remember to always include your name, address, and lot # on all payments to ensure that the payment is posted to the appropriate account.

For all home owners who fail to send in their payment with the late fee by May 31st, the HOA will initiate a lien on the property that will be in effect until paid in full. You will not receive an additional late notice. You will receive notice that the lien is being filed.

Please be mindful that a lien payoff costs you approximately \$225.00 or 3X the original annual fee. The additional cost is due to the preparation of legal documentation and filing fees. All liens are filed for recording with the Genesee County Register of Deeds. As the home owner, you are responsible for all additional costs related to late payment, lien preparation, lien discharge and filing fees. A lien may impact your ability to re-finance your mortgage or secure a second mortgage. Liens must be paid prior to selling your home to have a clear title.

If you wish to clear any/all liens on your property, please send an email to the HOA Board via the Meadowbrook Park gmail account. This is a secure email account with read/action access only to board members. We will work with you to receive the back due payments and complete the required paperwork to assist you in clearing the title to your property.

### **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!



## Planning to Move?

Are you planning on selling your home this year? Here are a few things to consider when you list your home.

First, inform your listing agent that Meadowbrook Park has an active Home-owners Association (HOA).



Second, provide your listing agent with a copy of the Deed Restrictions as prospective buyers may have questions about building restrictions. Don't have a copy of the restrictions? Download them from the Meadowbrook Park HOA website under the Home Owners Association tab.

Third, if prospective buyers have questions about improvements to the house and you don't have the answer available, have them contact the HOA via the email account.

Fourth, inform your listing agent that the HOA sets an annual dues amount for each year.

Just a reminder: If you are updating the outside of your house prior to selling i.e. roofing, siding, windows, landscaping, please contact the

HOA with your plans prior to beginning the project.



## Flushing Township Fireworks Ordinance



The Flushing Township Board approved amendments to its current Fireworks Ordinance to address concerns and complaints from township residents. The following is the amended ordinance language every township resident should know and obey to prevent any police response or legal action.

Section 5. Possession, Use, Ignition or Discharge of Fireworks.

A. Permitted Times of Use. A person shall not ignite, discharge or use fireworks except on the following days after 11 AM:

(1) December 31 until 1 AM on January 1

(2) The Saturday and Sunday immediately preceding Memorial Day until 11:45 PM on each of those days.

(3) June 29 through July 4, at 11:45 PM on each of those days

(4) July 5, if that date is a Friday or Sunday, until 11:45 PM

(5) The Saturday and Sunday immediately preceding Labor Day until 11:45 PM on each of those days.

B. Minors. A Minor shall not possess, ignite, discharge or use fireworks.

C. Prohibited Locations. A person shall not ignite, discharge or use consumer fireworks on public property, school property, church property, or property of another person, without the organization's or person's express permission to be on or use fireworks on that property.



D. Use Under the Influence Prohibited. An individual shall not possess, ignite, discharge or use fireworks under the influence of alcoholic liquor, a controlled substance, or any substance or substances that affects the individual's ability to properly handle fireworks.

E. Reckless Use Prohibited. An individual shall not possess, ignite, discharge or use fireworks to damage or destroy property, or use the same in a reckless disregard for the safety of other persons or property.

Please keep these fireworks day and time constraints in mind as you celebrate the holidays this year. Flushing Township Police Chief stated the Flushing Township Police will respond to calls from residents with complaints about discharging fireworks at times other than those listed. We want our neighborhood to be a safe and quiet place for all.



**Important Information  
inside from your  
subdivision association**

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

