Twin Lakes Improvement Association
October, 2017
Shirley Robertson, Editor-248 698 1048-sacrobertson@sbcglobal.net
twinlakessub.com

ANNUAL MEETING  The TLIA/TLVA Annual meeting was held at the WLTownship Hall on Tuesday, October 10th.  There were only about 25 residents in attendance.  The following individuals were reelected for 2018:

Susan Diehl, Dave Gian, Jennifer Henck.

We welcome Susan Arbelaez as a new board member.

Stan Freeville opted not to run again to make room for someone new.  He was thanked for his many years of service to the board and the subdivision.  He will remain on the Boat Committee.

Meeting Highlights:

- WLT ordered TLV to revamp 7 water valves and update our equipment.  We have been receiving water at a very low rate over the years so our costs will increase somewhat.  There was a one time installation cost.
- We are in the process of hiring a new attorney.  If anyone has a suggestion, please contact President Theresa Johns.
- Due to a glitch, the lake level was down and this has been remedied.
- A company was hired to clean up in the pump area at a cost of $2,538.
- Social Committee was challenged regarding activities being funded by the treasury.  The board will review this issue.  The Committee asked for future ideas and some suggestions were caroling and luminaries.
- There were many complaints about the blue trash cans not being stored properly.  The board has tried for compliance but it has been unsuccessful.
- It was suggested we add sand to the public beach next spring.  Also the Board will look into a basketball hoop.
- Lake deweeding twice this year was successful.
- Boating issues were discussed.  We need residents to follow the State Laws as well as subdivision rules. The Oakland County Sheriff will be called if necessary.

If you have any questions, suggestions or wish to volunteer, please call a board member.

Scarecrow Contest  during Fisk Farm Halloween on October 21.  Drop off your completed homemade scarecrow (no taller that 6’) at Ruggles Plants, Fisk Farm October 18-20th.  Prizes will be awarded.
WATCH FOR CHILDREN ON HALLOWEEN!

Our Condolences to the family of Nicholas Richard Gohl  8-4-87-9-24-17

Heaven was blessed with another angel. Nick graduated from Kettering High School in 2005. Nick was a Sergeant in the United States Marine Corps. He was attending Oakland Community College working towards his nutrition/healthcare degree. He married the love of his life, Shauna Guellec and they celebrated their 7th wedding anniversary on 09/03/17. NICK WAS THE LIGHT OF OUR LIVES and touched so many others. He "just wanted to help people". He always had a big smile on his face and his laugh was infectious. He lived life to the fullest and is truly one of a kind and is missed every second of every day. Thank you to our Twin Lakes Family for all of your love and support during this difficult time. You are all a blessing to our family and have truly filled our hearts with your prayers and kindness. Love to all, Doug, Jan and Dakota Gerhold and Shauna Gohl

BLUE TRASH CANS
Reminder: All trash cans must be stored.

TLIA Expenses September, 2017

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<tr>
<td>TLC Lawn Care</td>
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<td>LaPratt Services by pump</td>
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<td>White Lake Water Dept</td>
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<tr>
<td>Aqua Weed</td>
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Questions? Jane Edson, Treasurer or any Board Member

2017 TLIA Board of Directors - Please call between 9 a.m. and 7 p.m.

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<tr>
<th>Officers</th>
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<tr>
<td>President Theresa Johns</td>
<td>248-320-1211</td>
<td>1-24/15-147</td>
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<td>VP David Gian</td>
<td>248-366 4311</td>
<td>125-140/148-156</td>
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<tr>
<td>Secretary Jim Lemon</td>
<td>248 520 9977</td>
<td>167-191/221-228</td>
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<tr>
<td>Treasurer Jane Edson</td>
<td>248 698 1357</td>
<td>NA</td>
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**Directors**

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<tr>
<th>Name</th>
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<tr>
<td>John Spina</td>
<td>698 2870</td>
<td>157-166/171-184</td>
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<td>Dick Hickson-Life Member</td>
<td>698 1158</td>
<td>59-79</td>
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<tr>
<td>Jack Cotaling</td>
<td>698 3109</td>
<td>75-86/87-110</td>
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<td>Stan Freville</td>
<td>698 2300</td>
<td>191-205</td>
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<tr>
<td>Jennifer Henck</td>
<td>698 4026</td>
<td>16-129/111-119</td>
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<td>Ted Keranen</td>
<td>698 5149</td>
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<td>Shelley Kirchner Life Member</td>
<td>698 1236</td>
<td>30-53</td>
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<tr>
<td>Susan Diehl</td>
<td>248 770 2036</td>
<td>NA</td>
</tr>
<tr>
<td>Shirley Robertson TLIA Village Voice Editor</td>
<td>248 698 1048</td>
<td></td>
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<tr>
<td>Sheldon Greenblatt, Site Condo President and Village Voice Editor</td>
<td>248 910-0645</td>
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Twin Lakes Village Association (TLVA)

TLVA Site Condo News
Sheldon B. Greenblatt, Editor

OCTOBER 2017

TLVA Board Members and Officers

Feel free to contact any Board Member/Officer with any questions or concerns regarding the administration of the TLVA and the properties covered by its mandate as contained in the Master Deed and By-Laws.

Sheldon Greenblatt, Dir./President (248) 910-0645 Call for general queries & TLVA Newsletter
Vacant, Vice President
Ray Sherlock, Dir./Treasurer (248) 915-0764 Call for financial queries
John Sandweg, Dir./Secretary (248) 821-4322 Call for general & septic tank queries
Septic Records E-mail Address: tlvaseptic@gmail.com
Jim Howie, Director - Landscaping (248) 698-1517 Call for landscaping, snow removal queries and weather road emergencies
Lori Vallance, Director - Architectural (248) 613-8755 Call for architectural queries
E-mail: lori.vallance@outlook.com
Dick Kelly, Life Time Member (Deceased June 27, 2017)

PRESIDENT’S SUMMARY OF THE 2017 TLVA ANNUAL MEETING

The TLVA 2017 Annual Meeting was held on Monday, September 18, 2017 at 7:40PM at the White Lake Township Community Hall and concluded at 8:38PM. The guests attending included Chief Dan Keller and Sergeant Matt Ivory of the White Lake Township Police Department (WLTPD). Supervisor Rik Kowall, although invited, did not attend. The guests spoke from about 7:10PM to 7:40PM.

Prior to the start of the meeting, Sgt. Ivory made a presentation and informed the members present of the number of police contacts within Twin Lakes Village, characterizing them as primarily house checks for vacationing residents. There was 1 larceny complaint, 1 property damage complaint and 1 larceny from a motor vehicle. For the most part, criminal complaints in the TLVA area were negligible due primarily to regular patrols by the White Lake Township (WLT) Police. There was no criminal activity increase in the TLVA area for all of 2017 to date. As in the past, there were questions from members concerning whether the police would do anything about dogs barking late at night. Sgt. Ivory advised the membership to first try and work it out with the offending neighbors and then, if necessary, contact the police so that they can determine if there is an Ordinance violation.

Roberta Greenblatt asked Sgt. Ivory his opinion concerning extending Fisk Road into Twin Lakes Village and if it would result in an increase in criminal activity in the subdivision. The intersection of Fisk Road and M-59 is controlled by a traffic light. Sgt. Ivory replied that a traffic light is always safer on a road as busy as M-59; and, that in his experience, the extension of Fisk Road would not result in the potential increase in criminal activity in the subdivision.
Chief Dan Keller gave a presentation to the members present that included a recitation of his background as a police officer and how he came to White Lake Township and became Police Chief. He informed everyone present that he is always open to input from the community and maintains an open door policy as far as discussing community concerns with members of the community. Chief Keller discussed the various policies he has put in place for his officers operating in the area and dealing with the public, the various programs put on by both the Police Department and the Fire Department; and, mentioned the benefits of White Lake Township residents attending the Citizen's Academy. One point of emphasis was the available drop box in the Police station for disposing of prescription and other drugs anonymously.

When Chief Keller asked if there were any questions, Bev Gentelia asked Chief Keller about the handling of unused diabetic supplies and whether the Police would donate them if they were turned in. Chief Keller advised that the redistribution and/or donating of diabetic supplies was prohibited by law and that they would be disposed of along with the other drugs deposited if dropped off at the Police Department. Chief Keller closed with a few humorous anecdotes in his experience as a Police Officer.

Both Chief Keller and Sgt. Ivory were thanked for their attendance and received a round of applause from the members present.

By the time Chief Keller and Sgt. Ivory concluded their presentations a quorum consisting of 30 voting members (which included proxies) was present and the Annual Meeting was started.

**Call To Order:** The Meeting was called to order at 7:40PM by President Sheldon B. Greenblatt. All Board Members/Officers were present with the exception of Dick Kelly who had recently passed away. The Pledge of Allegiance to the Flag was recited and a minute of silence was held in memory of the late Dick Kelly. There was no objection to calling the Meeting to order.

**Agenda Approval:** The first matter of business was the amendment of the incorrect year in the Agenda from 2016 to 2017 which was the result of a typo in the Agenda only. A motion was made by Fred Metz and seconded by Ray Sherlock that the Agenda as amended be approved. On a vote of the members present the motion was unanimously approved.

**2016 Minutes Approval:** A motion was made by Jim Howie and seconded by Jane Edson that the Minutes of the 2016 TLVA Annual Meeting be accepted subject to the correction of the spelling of Fred Metz' name on the bottom of page one. Upon a vote of the members present, the Minutes of the 2016 TLVA Annual Meeting as amended were unanimously approved.

**Treasurer's Report:** Ray Sherlock presented the Treasurer's report, which included the 2016 Profit & Loss statement and 2016 Balance Sheet; and, verbally presented the financial information for 2017 year to date (YTD). The figures presented did not include the payment of the upcoming 2017 Summer TLIA assessment of $14,400.00. The YTD bank total as of August 31, 2017 was $241,297.32; and, the net income for the same period was $30,443.57.

Ray informed the members present that the attorney who originally indicated an interest in representing the TLVA to collect delinquent assessments and record property liens, if necessary, was no longer interested in the job and that the Board was in the process of finding a different attorney. Some members asked if the names and addresses of delinquent members could be published in the newsletter. President Greenblatt informed the members that for legal liability purposes it was relatively safe to do so only if the matter became of public record such as the filing of a collection lawsuit or the recording of a property lien.
Ray mentioned the importance and need for the registration of tenants but no other action was taken regarding that matter.

Ray informed the members present that the TLVA sprinkler system will now be monitored by the Township Water Department for water usage using meters as opposed to the TLVA paying a flat rate. As of the date of the meeting, the cost associated with the metering was not known.

At the conclusion of Ray’s report, a motion was made by Hank Mangen and seconded by Mitchell Kusiak that the Treasurer’s Report be accepted as presented. Upon a vote of the membership present the motion was approved.

Architectural Committee Report: Lori Vallance reported on the two construction projects that came before the Architectural Committee this past year. The first was a request for an attached garage construction on Unit 84 at 8737 River Run. Although the Committee recommended the project for approval, and the Board adopted the recommendation, no construction has yet been started.

The second was a new house construction on a vacant lot, Unit 104 on Huron Bluffs. After several meetings over the course of three months, the construction plans were approved by the Architectural Committee and recommended to the Board for approval. The Board adopted the Committee’s recommendation. The foundation and basement were installed but construction has been proceeding at a snail’s pace. Some members raised concerns that the construction site presented a potential danger to neighborhood children. Lori agreed and said she would see if the builder would install a fence to secure the construction site.

A motion was made by Jim Howie and seconded by Ray Sherlock that the Architectural Committee report be accepted. On a vote of the members present, the motion was unanimously approved.

President Greenblatt thanked the members of the Architectural Committee, Lori Vallance, Barry Seifman, Brian Doyle and Susan Diehl, together with their consultants, Billy Deem, Amy Deem and Barbara Fiorini for their good job and investment of time.

Roads: Jim Howie gave a short report on the roads and their maintenance. There was some discussion regarding the treatment of icy roads in the Winter with reassurance by Jim that they would be salted, if necessary. A motion was made by Roberta Greenblatt and seconded by Ray Sherlock that the road report be accepted as presented. Upon a vote of the members present the motion passed.

Election Of Directors: There were four Director positions open. The current Directors whose positions expired, consisting of Sheldon B. Greenblatt, Jim Howie, John Sandweg and Lori Vallance, each requested re-election. Mark Rajter also chose to run for a Director position. Since the Bylaws allow for a total of only five Directors, including Ray Sherlock whose term was not up, the matter was required to proceed to a ballot vote. Bev Gentelia mentioned that in her experience there were always six Directors. President Greenblatt addressed the matter. A review of Bylaw Article XI, Board of Directors, Section 2, made it clear that there could only be five Directors. In the past, the late Dick Kelly was on the Board as a Life Member, which brought the number up to six. However, the Bylaw mandate is only five. After some discussion of past practice, the Bylaw limitation, and whether Officers had to also be Directors, Mark Rajter withdrew his name from consideration but indicated an interest in working with the Board in some capacity. Except for the President, Bylaw Article XII, Officers does not appear to require that the other officers must also be Board members. This was something that will be reviewed in the future.
There were no further nominations for Directors. President Greenblatt cast a White Ballot for Sheldon B. Greenblatt, Jim Howie, John Sandweg and Lori Vallance, and declared each of them elected. They will continue in their present positions, for the time being, until the next Board Meeting.

Need To Amend Bylaws: Although the need to amend the Bylaws and/or the corporate articles to comply with current laws was on the Agenda and was brought up, there was no interest from the members in discussing it so the matter was tabled.

Septic Tank Report: Regarding septic tank inspections, John Sandweg advised the members present that the septic tank report e-mail service was working well and he stressed the importance of properly maintaining the septic systems. A motion was made by Jim Howie and seconded by Ray Sherlock that the Septic Tank Report be accepted. On a vote of the members present the motion was unanimously approved.

Huron Bluffs Culvert: President Greenblatt gave a report on the clearing of the blocked culvert on Huron Bluffs Drive near Picture Lane and the need to dredge both sides of the culvert to remove potentially blocking material. The Board will be looking into finding a contractor who does that type of work, considering two wetlands, one on either side of the road, are involved. President Greenblatt thanked Brian Doyle, whose house is next to the culvert, for his help in contacting and obtaining information from the DNR regarding culvert maintenance, Aaron Potter, the WLT Water Department Director, for his assistance in obtaining the use of a fireplug for flushing water; and, Sean O'Neil, the WLT Planning Director and Jason Iacoangali, WLT Staff Planner, for assistance in locating a copy of the culvert installation Permit so the Board could confirm that maintenance on the culvert was allowed and would not violate any DNR or environmental regulations.

Mailbox Replacement: President Greenblatt informed the members present that the Board was still working on finding a company willing to address the TLVA aging mailbox concerns. There were three companies that expressed an interest but so far no bids or estimates have been received. President Greenblatt mentioned that if it was not possible to find a company that could replace the mailboxes at a reasonable cost, the Architectural Committee might have to select an alternative commercial replacement for the mailboxes as their condition deteriorates over time.

TLVA Entrance Sign: Fred Metz mentioned that the sign at the entrance to the TLVA section was in need of maintenance and was told by President Greenblatt that the Board would look into it. Fred informed the members present that the property owner on whose property the sign is located may have some landscaping issues since it will be necessary to trim back some of the plant growth in front of the sign. (Ed. Note: An easement, the existence of the sign, and the sign’s maintenance, is provided for in the TLVA Master Deed, as amended, and appears on the Condominium Subdivision Plan. See First Amendment To Master Deed, April 7, 1993, Paragraph 12, amending Master Deed Article XIII, Section 7, Landscape Easements. Ed.)

Boat Launch Ownership: On the question of the boat launch lot ownership, President Greenblatt informed the members present that the property is not included in the official TLVA plan map and that the TLVA does not appear to own the parcel. Jane Edson, who also sits on the TLIA Board and is its Treasurer, stated that the TLIA has not been able to find any documentation to date that it is owned by the TLIA.
Having exhausted the purpose of the Meeting and with no other matters for discussion being brought up, a motion was made by Roberta Greenblatt and seconded by Ray Sherlock to adjourn. Upon a vote of the members present the motion passed and the meeting was adjourned at 8:38PM.

The above summary is only meant as an overview of the 2017 TLVA Annual Meeting. If there are any questions, feel free to contact yours truly. Better yet, plan on attending the next TLVA Annual Meeting.

**PRESIDENT’S CORNER**

I would like to thank all those who attended the 2017 TLVA Annual Meeting on September 18th. We had great guests and a productive meeting despite the conditions we had to deal with. The Community Hall was hot, noisy and had terrible acoustics. Some people got up from their chairs to open the windows when it got too hot inside and then closed them to shut out the traffic noise so that what was said could be heard. It was suggested after the meeting that the Board look into alternative venues if the White Lake Township (WLT) Meeting Room (Council Chambers) is not available for our annual meetings. Even if the Meeting Room is booked for a future meeting there is always the potential to be "bumped" if there is a need to conduct emergency official WLT business on our meeting date at our meeting time.

We are currently allowed the use of the WLT Meeting Room and the Community Hall at no cost if they are available. Alternative venues may come at a cost but without the risk of being "bumped". This is something that will be discussed by the Board and investigated further. As it stands now, if we request the use of the Meeting Room or the Community Hall we are only "penciled in" and subject to potential last minute "bumping". Although I hate to draw a comparison, it sounds like we're flying "stand-by" instead of business first class, which upgrade I think we deserve. I'll keep you informed.

**Do you want a traffic light?** I previously reported that I had received a suggestion from White Lake Township Supervisor Rik Kowall that if Twin Lakes Village wanted a traffic light at an entrance to the subdivision, extending Fisk Road to Steep Hollow should be looked into.

Fisk Road already has a traffic light at its intersection with M-59. The suggested extension would pass between the Tim Hortons' and Belle Tire businesses, cross a currently vacant lot, and enter directly across from the TLIA beach. Sounds easy, right? Well, not so fast. According to WLT Clerk Terry Lilley, the property between the Tim Hortons and Belle Tire is owned by White Lake Township - which maintains a community well pump serviced by a road easement at that site. The presence of the community well pump, according to Mr. Lilley, would prevent the construction of a pass through road at that site. Unless Mr. Lilley is incorrect in his assessment, or someone comes up with a better argument that would convince the Department of Transportation to install a traffic light at our boulevard entrance, nothing will change. **Is anyone interested in researching the viability of a petition drive to install a traffic light at the Sunny Beach Boulevard entrance?** If so, let me know since it will have to be a joint TLIA-TLVA effort.

A TLVA Board Meeting is currently scheduled for Monday, October 30, 2017 at 7:00 PM at a location to be determined. As of this writing there is no tentative date for the 2018 TLVA Annual Meeting. The TLVA Board is still addressing any matters that come up and all officers are continuing in their current positions.
Signage Violations Reported. Some TLVA members, whose properties are on the Tull Lake bay, which is entered via the channel off of Huron Bluffs Drive, have put up "No Wake" signs on their property (land) facing the lake. TLVA members who have put up such signs are in violation of TLVA Bylaw Article VI, Section 7, Aesthetics, which provides that "no activity shall be carried on nor condition maintained by a Co-owner, either in his Unit or upon the Common Elements, which is detrimental to the appearance of the Condominium"; and, Section 9, Advertising, as amended April 7, 1993 by the First Amendment To Master Deed Of Twin Lakes Village, which prohibits signs of any kind, except home "For Sale" signs. The "No Wake" signs also violate TLVA Bylaw Article VI, Architectural Control, Section 3. (a) Approvals Required.

If you have a "No Wake" sign on your property and you have not obtained TLVA Board approval for its placement, you must immediately remove it. While there may be a practical need for such signs, failure to remove unauthorized "No Wake" signs voluntarily will definitely result in action taken to force the removal at the owner's expense. The signs are interfering with the aesthetic appearance of the lakefront in the areas affected. Anyone with questions should feel free to contact yours truly.

There are many more young children in the subdivision. Our children and their parents will be out on Halloween night. Please be considerate and drive carefully. Sometimes the children don't look where they are going when running for treats. HAPPY HAUNTING!!!!!

TREASURER'S ANNOUNCEMENTS

Please check your assessment statement for its due date. Any unpaid assessment over 60 days delinquent will be assessed a 1% per month late fee. Assessment delinquency can result in a real estate lien being placed on your property as well as enforced collection.

The 2017 Winter assessments have been mailed and if not paid are now way past due. If you have not received yours then please contact Ray Sherlock, (248) 915-0764. Final assessment payment demand letters have been sent to delinquent members. If the Treasurer does not receive payment by the date stated in the letter, collection will be turned over to the TLVA attorney.

The 2017 Summer assessment statements were mailed the end of July and should have been received by now. If you have not received your Summer assessment statement contact Ray Sherlock immediately. If you have a mortgage escrow for property taxes, be advised that your mortgage company does not pay your TLVA assessment as part of that service even if they initially paid a TLVA assessment as part of your home purchase or refinance Closing. If a property lien is recorded with the Oakland County Register of Deeds, the delinquent member's name, Unit number and the amount of the delinquency plus related charges may be listed in the TLVA Newsletter as a matter of Public Record.

New property owners in the TLVA subdivision are responsible for providing, and are requested to provide, current information regarding their ownership status, including full names, Unit address, residence address, mailing address if different from their Unit or residence address, telephone numbers and e-mail address for contact purposes. Current members should confirm and update their contact information. Please contact Ray Sherlock with any questions or concerns regarding these matters. Any TLVA member desiring to review the TLVA financial report for January-December 2016 or the current financial reports for 2017 should contact Ray Sherlock, (248) 915-0764.
Any TLVA financial information, assessment inquiries and/or insurance coverages required for home sale, mortgage or refinance purposes should be requested from the Treasurer not less than five (5) business days in advance of need to allow sufficient time to respond.

**TLVA COMMUNITY SERVICE ANNOUNCEMENTS**

Anyone planning on leaving their residence unattended for any length of time should contact the White Lake Township Police Department for advice and information concerning making and keeping their residence secure during their absence. Residents are asked to report incidents of trespassing, **whether on land or lake**, to the White Lake Township Police and to not take it upon themselves to confront any trespasser.

Sgt. Matt Ivory, our Liaison Officer with the White Lake Township Police Department, reported that as of September 18, 2017 our subdivision has been quiet and there were only the usual house checks. Thefts from unlocked homes and vehicles in the greater White Lake Township area are being reported. Sgt. Ivory strongly recommends that you secure your home, even if you are leaving for a short time, and that **if you park your vehicles in your driveway, keep the doors locked to discourage theft.**

**IMPORTANT - TLVA GENERAL INFORMATION - IMPORTANT**

**Leaf and Debris Burning Prohibited:** White Lake Township Ordinance strictly prohibits the open burning of leaves and other debris. Disposal of leaf and other landscape debris should only be done through the Township's waste management system. Contact the White Lake Township Fire Department with any questions concerning any type of burning and/or for Burn Permits. The fire department has a list of materials that are unlawful to burn. Information concerning the pick-up of leaf refuse, etc. can be obtained through the White Lake Township Clerk's Office and also by visiting their website at [http://www.whitelaketwp.com/garbage.asp](http://www.whitelaketwp.com/garbage.asp).

**Mowing and Blight Ordinance Enforcement:** The White Lake Township (WLT) Ordinance Enforcement Officer will be enforcing the WLT mowing and blight ordinance in the TLVA site condo area. Improperly maintained lawns and vacant lots that are not kept mowed to a height not exceeding 8" can be subject to being mowed by the Township at a cost to the owner estimated at $175.00, which will be added to the offending property's property tax bill if not timely paid. The Ordinance Officer will also address blighted properties in the TLVA site condo area, if any, which may include addressing non-working motor vehicles being improperly stored in driveways. The Ordinance was published in the March 2017 issue of *The Village Voice* and should be read by all site condo residents. Contact the White Lake Township Police Department at (248) 698-4400 to report any concerns or to obtain additional information.

**Holiday Garbage & Recycling Pickup:** According to the White Lake Township (WLT) website: “When holidays fall on a weekday, pick will be on the next day. Holidays are Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas and New Year's Day.” Residents are asked to delay putting out their trash and recycling on these dates if necessary - thus insuring that trash and recycling bins don’t sit out longer than needed and also reducing the likelihood of attracting unwanted scavenging animals. More information on garbage and recycling pickup in WLT can be found at [http://www.whitelaketwp.com/services-departments/garbage-recycling](http://www.whitelaketwp.com/services-departments/garbage-recycling).
Traffic Code Enforcement: The entire Michigan Motor Vehicle Traffic Code, both Civil Infraction and Criminal violation provisions and penalties, applies to the operation of all motor vehicles on the TLVA private roads. A violation, such as speeding or driving vehicles on the roads that are not "street legal", can result in citations being issued by the White Lake Township Police for both Civil Infractions and/or Criminal violations.

Meeting Dates: If you have any questions regarding matters related to the operations and management of the TLVA, please feel free to contact any Board member. The next TLVA Board Meeting is scheduled for Monday, October 30, 2017 at 7:00 PM at a location to be determined. Anyone interested in requesting that the TLVA Board consider a particular matter should submit their request in a signed writing to any Board member in advance of a meeting. Or, you may arrange to attend any Board meetings in person with advance notice given to any Board member. More information concerning the scheduled Board Meeting and the 2018 TLVA Annual Meeting will be provided at a later date.

Designation of Voting Representative Requirement: Due to recent changes in Unit ownership there is a real need to update our Designated Voter book and member lists to make them as current as possible. Designation of Voting Representative forms can currently be obtained by any TLVA condo owner(s) by contacting any current Board member. For Notice and voting purposes, a Designation of Voting Representative form signed by the current Owner/Co-Owners of a Unit must either already be on file with the TLVA Secretary or be provided at registration on the date of any TLVA meeting. A proxy cannot be honored for voting purposes unless there is a valid corresponding Designation of Voting Representative form on file or presented on the date of the meeting.

Mortgages and Refinancing: For purposes of applications for mortgages or refinancing, it is important for a Twin Lakes Village resident to be aware of which association he or she has their Lot or Unit in. The mortgage or refinance company may need association financial, insurance and/or assessment information as part of considering mortgage and/or refinance approval. The correct association and officer within that association should be contacted. Information for both the TLVA and TLIA can be found at the Twin Lakes Village website at www.twinlakessub.com.

For those living in the TLVA site condo area, our contact person is Ray Sherlock, Treasurer, at (248) 915-0764. Regarding sales and/or purchases, any TLVA financial information, assessment inquiries and/or insurance coverages should be requested from the Treasurer not less than five (5) business days in advance of the need in order to allow for sufficient time to respond.

Roads: Jim Howie, (248) 698-1517, should be the first person contacted in the event of any bad weather emergency situations involving our roads or if there is damage requiring immediate attention. The members who call, however, will still be responsible for seeing to their own safety in all road situations.

Landscaping: TLC Lawn Care has begun their Fall maintenance work. In doing so they require road room for their equipment trailers. Overnight street parking is prohibited by the TLVA Bylaws at all times, regardless of the season. Questions regarding landscaping and/or TLVA grounds maintenance should be addressed to Jim Howie, (248) 698-1517.
Septic Tank Maintenance: John Sandweg, the TLVA Secretary, has set up an e-mail address - tlvaseptic@gmail.com - for those members serviced by septic systems who wish to provide their septic tank maintenance records by e-mail in jpeg or pdf format. If you have any questions, contact John at (248) 821-4322 regarding providing copies of septic tank records. The inspection/maintenance requirement is contained in the TLVA Bylaws, Article VI, Restrictions, Section 16, Public Health Requirements.

Sewage Grinders: If your home is serviced by a sewage grinder it can only be serviced by the Oakland County Water Resources Commission (OCWRC) (emergency or routine). This they do at no cost to the homeowner unless there is evidence of abuse. Anyone not aware of what should not be flushed down a toilet or drain should contact the OCWRC. Their contact phone number for information and services can be found on your sewer service billing statement or at the OCWRC website - https://www.oakgov.com/water/.

Architectural Committee Review Requirement: Any proposed construction plans, and/or blueprints for all new construction, exterior re-modeling, modifications and/or additions to any site condo association Unit must be submitted to the TLVA Architectural Committee for approval. See Article VI, Restrictions, Section 3 of the TLVA Bylaws, including the amendments, for the applicable requirements. An Architectural Committee Checklist based on this Bylaw has been prepared for committee use to facilitate the review process. Contact any Director for information.

Rental Properties: Specifically, Bylaw Article VI, Restrictions, Section 2(b) requires that a copy of the lease or rental agreement be provided by the TLVA member/owner to the Board for review. This is to determine if the lease or rental agreement complies with the Condominium Documents. It is the responsibility of the TLVA member-landlord to instruct their tenant to provide the requested information to the Treasurer. In extreme cases, a violation of Article VI, Section 2(b) gives the TLVA Board the authority in its name to evict a member's tenant. If the member/owner is delinquent in their assessments, Bylaw Article VI, Restrictions, Section 2(b)(4) provides: "When a Co-owner is in arrears to the Association for assessments, the Association may give written notice of the arrearage to a tenant occupying a Co-owner’s Unit under a lease or rental agreement and the tenant, after receiving the notice, shall deduct from rental payments due the Co-owner the arrearage and future assessments as they fall due and pay them to the association. The deductions shall not constitute a breach of the rental agreement or lease by the tenant."

Reporting Restriction Violations: Subdivision restriction violations in the TLVA subdivision seem to be mostly improper vehicle, boat, trailer or garbage can storage. TLVA Bylaw Article XX, Assessment of Fines allows the imposition of up to a $100.00 fine for a violation of any provision of the Condominium Documents if certain procedures are followed. Anyone wishing to report a violation to the Board may do so anonymously in writing or verbally by providing the following: the offending property address, the name of the offending resident/owner and contact phone number of the resident/owner (if known), the exact nature of the violation and the days, dates and times the violation(s) was/were observed by the person reporting, including any available pictures. If this information is provided, the offender can then be contacted by the Board (or an effort at contact made), asked to respond to the claimed violation and given an opportunity to remedy the problem if one is determined to exist. Only after the member has been initially provided with an opportunity to remedy the problem but fails to do so can more aggressive action be taken by the Board under the Bylaws. Board member contact information is at the end of the Newsletter if there are any questions.
TLVA Books, Records and Inquiries: All available Twin Lakes Village Association Minute Books, the Designated Voting Representative Book and the general (mostly historical) Unit files are held by Secretary John Sandweg, (248) 821-4322. All financial records are kept by Treasurer Ray Sherlock, (248) 915-0764. Any archival information relating to a particular Unit should be requested from John Sandweg. Any other requests for general information, other than financial which must be requested from Ray Sherlock, may be directed to any officer.

If you have not already done so, or even if you have already done so, I recommend that you read or re-read the September 2017 and prior TLVA Newsletters since they contain important information.

I hope that you all enjoy a colorful and tasty food-filled Fall season and that you don’t eat too much Halloween candy. Save some for the kids.

Sheldon B. Greenblatt, TLVA President and TLVA Newsletter Editor