

Southpointe Homeowners Association
PO Box 357
Monroe, MI 48161
www.spthoa.org

September 2023

Dear Neighbors and Friends,

2023 ... where has the time gone???

Summer is nearly over and we have a lot to talk about ...



Annual Dues

I am pleased to announce that, for the first time in recent history, we have 100% paid dues in our community!!! Let's keep that trend going next year and for years to come.

Treasurer's Report

All bills are paid in full and the HOA bank account is funded to cover our yearly budgeted items.

Annual Member's Meeting

There is a scheduled Annual Member's Meeting on **October 25, 2023 @ 6pm.**

The meeting place will be at the **Monroe County Offices (meeting room)**, 4925 E Dunbar Rd, Monroe, MI 48161.

Open Board Member Position Available

We will be taking nominations at the next board meeting for an open board position as one of the members time has expired and will be stepping down. This is a two year position and nominations will be taken at the next member's meeting on October 25. To be considered for this position, you must be a resident in good standing (dues paid). If you are to be nominated for the open position, you must either be present to accept the nomination or have a prepared letter of acceptance ready to be handed to the board at this meeting. No nominations will be accepted after the October 25 meeting.

Property upkeep and maintenance

We need to address the "elephant in the room" ...

The board is selected by the membership to maintain the operations of the subdivision and ensure the community standards are met and adhered to. The board takes no pleasure in addressing unsightly and unkempt properties, that either a complaint has been made and/or is so obviously in disarray that action needs to be taken.

It is the HOMEOWNER'S RESPONSIBILITY to keep your property up to deed restriction standards and we have a few properties that ARE NOT up to those standards. The board does not wish, nor do we have any interest in, arguing about or going back and forth over what is unsightly and/or unkempt (blight). We have had complaints about certain properties and we, the board, have taken actions to address these properties with issues that violate the deed restrictions.

Arguing that the board has nothing better to do than to target or harass an individual property is, frankly ... untrue. This board has made it a point to NOT INFRINGE on the residents of the community unless there is an obvious and direct deed restriction / by-laws issue or violation. If the board is addressing the issue in the form of a letter, email or direct contact, please do not cast blame on the board member, the neighbor who has complained or cast yourself as a victim. Discuss the issue in an adult manner in efforts to resolve the problem and everything will work out as it should.

Let's not forget ... we live in a dues required, DEED RESTRICTED community in which each of us knowingly chose to live. Let's keep our properties and our community looking the very best we can. And if you get a letter or an email, IT IS NOT PERSONAL, it is simply something that has to be addressed and taken care of because something is in violation of our community standards. Please be respectful of everyone in the community and don't abuse the messenger.

If we (The HOA) have to come in and clean up your property in accordance with DEED RESTRICTIONS, we will do so and the property owner will be billed and required to pay the cost to have the property cleaned up and/or maintained.

Thank you!!!

Some issues ...

In keeping with the property maintenance issues, there are a few things to keep in mind regarding deed restrictions.

- If you are a property owner, overgrown trees, shrubs, foliage and grass needs to be maintained, cut back and made to look clean and sightly for the community at large.
- The trees that were planted curbside in front of your property are your responsibility and NOT the responsibility of the HOA to maintain.
- If you have recently built or established your residency in the subdivision, it is your responsibility to get landscaping and grass established within 2 months of completion of construction or if residency was taken in the winter, 2 months after spring has sprung.
- Weeds and bare areas are not grass and the grass needs to be cut as needed so that it doesn't look unsightly and overgrown.
- If there is MOSS (green growth from lack of sun) growing on your house and your fence, it needs to be power washed / cleaned.
- If your driveway has weeds growing out of the cracks, it needs to be attended to by either spraying with weed killer or hand pulling. The curb and sidewalk in front of each person's residence is also their responsibility to maintain cracks that have weeds growing.
- If we have a storm and trees, limbs and debris is scattered about the neighborhood, let's work together and clean it up.

These are just a few of the current issues we have faced with that have required attention this past summer. If we all keep our own properties in order, we will continue to have one of the best communities in Monroe County and our property values will continue to rise.

2023 HOA Christmas Party

The Summer Block Party (aka Hawaiian Bash) was a huge success!!! Thank you to all who showed up to eat, play games and add to the community by socializing with your neighbors.

We have a Christmas Party in the works for an undisclosed date in December. We can discuss this party at the annual meeting if anyone has any ideas for this year's "Jolly Good Time".

More To Be Announced Soon ...

What's New

We are currently in the works to get our HOA taxes completed for the past three tax years. Since our dues were increased we have to file a form 1128H in order to be in compliance with the federal tax laws.

Architectural Planning

If you are thinking about a major addition to your property or home you can get a form from www.spthoa.org . The board will review your project and as long as it does not go against any deed restrictions, we will happily approve the project. We have had several approvals for homeowner projects this year and it is our pleasure to ensure that the project meets our community standards and this board has a 100% approval for projects.

Communication

We have opened all lines of communication up by utilizing this email blast, facebook, provided phone numbers, etc ... I am, as well as other board members, extremely approachable and willing to listen to any issues you may have. All I ask is that you be **RESPECTFUL and OPEN MINDED** to what can and cannot be done. We volunteered to HELP make things better, not only on the board, but for the community. Please preface any issues with background and please don't assume that we are already aware of the issue. Thank you for understanding that we will always do our very best for the community, but it takes **EVERYONE'S COOPERATION** to get things accomplished.

Southpointe HOA Web Page and facebook

Information on board members and updated community information can be found on our Southpointe HOA web page (www.spthoa.org).

Board Members

President – Eric Linsenmeyer
Vice-President – Brandi Foley
Secretary – Michael Calabrese
Treasurer – Amber Swinkey
Member – Kim Raymond

If you have any questions, concerns or ideas, simply email a member of the board and we will see what we can do about whatever is on your mind. Please join the facebook page by simply searching SOUTHPOINT SQUARE RESIDENTS, click join, answer two simple questions and we will approve you if you live in the subdivision. It is a great source for communication as well.

See you all at the October 25, 2023 Annual Meeting!!!