



# Mountain View Messenger

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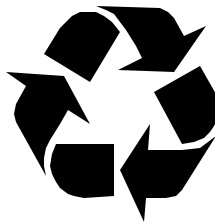
The Official  
Newsletter  
of the  
Mountain View  
Improvement  
Association

## NOTES FROM THE PRESIDENT

### HERE'S WHAT'S NEW!

**RECYCLING - STILL AVAILABLE - NEW PROGRAM:** Our waste disposal provider, Mr. Rubbish, has been purchased by Waste Management. As you may know, the old curbside recycling program has ended. The new program is still provided curbside but there is an annual fee of \$36.00. The yellow recycle bags have been replaced with a green recycle bin. The first bin is provided at no charge, compliments of Genoa Township. If you would like an additional bin, the cost is \$8.00. To participate in the new curbside program contact Mr. Rubbish at 800-971-9490. After you call, your recycle bin will be left at the end of your driveway. Recycling instructions should be inside the bin.

Pick-up for the recycle program is every other week, on our regular day, Thursday. The next pick-up is March 8<sup>th</sup>.



**COLLECTION OF and NON-PAYMENT OF ANNUAL DUES:** Dues are payable by September 30<sup>th</sup>. As stated in the by-laws, a lien will be placed on the property of all homeowners that do not pay their dues. As part of the effort to re-establish and maintain the integrity of our neighborhood, a

lien has been placed on the property of those that did not pay their dues.

**COMMITTEE TO AMEND BY-LAWS:** Currently, our by-laws do not contain a clause to address lawn and/or home maintenance issues. A committee, (consisting of Kevin Love, Shari Smith & Rick Zahler), was formed to establish wording to this effect. The initial draft of this PROPOSAL can be found on page 2 of this newsletter. Please keep in mind that this is a PROPOSAL. A vote of the membership must take place before an amendment can occur. Please refer to your by-laws for the specifics on the passing of amendments. If you have questions, feel free to contact any member of the committee. Thank you to Kevin, Shari and Rick for tackling this difficult topic.

**ENTRANCE SIGN COMMITTEE:** We are on our way to having at least one entrance sign! Since the sign must be placed on private property, our choices for locating the sign are limited. Please refer to page 4 of this newsletter for additional information regarding our entrance sign. Thank you to Kevin Love for his hard work. Thanks to Kevin and Sue Love for their willingness to house the sign on their property.

**BOARD OF DIRECTORS:** It's been a little over a year since Sara, Carter and myself were elected as your Board of Directors. One of us will be retiring from the Board in September 2001. This is vital to the smooth transition and consistency of our Board. Please give

**Property Assessments:**

*Make sure that you make an appointment to discuss your property value, especially if you believe it is in error. Call 227-5225 to schedule an appointment for March 12, 14 & 15 before the Board of Review. Written appeals are also accepted if postmarked no later than March 15th.*

some thought to your future role in one of these positions. If you are interested in serving on the board, please call any board member.

MOUNTAIN VIEW PARK TRAIL: Keep your eyes open for a work date to make our park easier to explore. The more help we have the better! Carter Carpenter, Sara Thomas and Rick Zahler will be coordinating this effort.

PHONE TROUBLES: If you're having trouble with calls suddenly dropping on your phone, you're not alone. Several homes in the neighborhood are experiencing this problem. I am currently working with an Ameritech Field Supervisor to solve this annoyance. If you experience dropped calls, keep a log of the date and time the drop occurred and call me with the information. I will include your name, phone number and list of dropped calls the next time I contact Ameritech.



PROPERTY FOR SALE: The vacant property directly behind the homes on Grand Circle will likely be, (if it hasn't been already), listed for sale in the near future. There are two parcels involved. One parcel is currently zoned for 1-acre lots. The other parcel is zoned for 2-acre lots. We have been fortunate to have this natural area around our neighborhood for many years. Sadly, it seems that will end with the development of this property.

The importance of our association will be emphasized during the development process. For example, we can negotiate with contractors to enter the construction area from Challis Road as opposed to one of the three easements

on Grand Circle. Without our association in place, it would be difficult to do this.

If you have questions, comments or ideas about any of these projects or issues, please feel free to call me.

Thank you to those who have volunteered to help with our various neighborhood projects. It takes the efforts of all to make a good community. Your help is appreciated.

Trish Petrat

**Bylaw for Property Maintenance**

It is the intent of the association to encourage all residents to maintain their property to keep up the aesthetic value of our neighborhood. It is not the intent of these bylaws to single out any family/families for lack of maintenance, but to insure that all members comply with the generally accepted and common values for the upkeep of our properties.

**Proposed Property Maintenance Complaint and Notification Procedure**

Residents who feel that a property is deficient in maintenance should send a signed and dated letter to an association board member detailing the maintenance problem. Upon receipt of two or more letters, the association will contact the authors of the letters to formulate an exact definition of the maintenance problem. With this information the association will send a letter to the resident informing the property owner of the maintenance problem. This letter will request a response within two weeks by the Property owner defining a plan or

time line for the correction of the problem.

The Mountain View neighborhood has many skilled and talented residents. If the property owners would like help correcting their problem the association would be happy to publicize this request for assistance in the next newsletter.

Typical maintenance problems, covered by this procedure, are:

- Chipped and peeling paint
- Overgrown landscaping
- Dead Trees
- Lawn maintenance
- Excessive weeds
- Broken windows
- Litter, debris, construction materials
- Material piles (piles of gravel, wood chips, lumber, landscaping materials, etc., which remain for an extended period of time).

ETC...

All Resident complaints will be kept in confidence.

**Additional Recycle Information**

Sara Thomas has put together this information that you may find useful in keeping our environment clean: an alternative/supplement to Waste Management.

Recycle Livingston  
170 Catrell St.  
Howell, MI 48843  
(517) 548-4439

Recycling hours:

Through March 31 -  
1st & 3rd Wednesday, 3:30 to 5:30 p.m. &  
Saturday, 9:30 a.m. to 12:30 p.m.

From April 1 through October 31 -  
Wednesdays, 3:30 to 5:30 p.m. &  
Saturdays, 8:30 a.m. to 12:30 p.m.

Recycle Livingston will take all the same items that Waste Management will take, however, in addition they will take the following:

- 1) Colored glass. Remove metal rings & rinse out. Labels can be left on. NO window, auto, kitchen, or Pyrex glass & perfume bottles.
- 2) Styrofoam. Includes meat trays, foam cups, food containers. No packing peanuts.
- 3) Plastic grocery bags from Farmer Jack, Kroger, and Meijer. Bags must be clean.

Thanks Sara!!

**Home of the Month**

One of our property owners has volunteered to implement a neighborhood "Home of the Month" program this spring. Homes that have made improvements, are well maintained or those with beautiful gardens and flowers are all possible nominations. You never know, our Home of the Month volunteer may call and ask you for suggestions! This program will run from May - September 2001. Watch the next newsletter to see the winners!



**MZ LAWN CARE**

*Anyone interested in lawn maintenance this summer should contact Mike Zahler. He has several years of experience mowing and edging yards for T & R Properties and many of your neighbors. Call for an estimate today. Whether you need the lawn mowed once while on vacation, or several times, MZ Lawn Care can do the job!*

**Entry Sign for Mountain View Subdivision**

At our last subdivision meeting, Kevin Love agreed to investigate the placement of a subdivision sign at one or several of our entrances. Kevin's investigation has found that the county will not allow such a sign to be placed in the Road Right of Way, but must be placed on private property.

Therefore, Kevin and Sue have agreed to place an entry sign on their property for Mountain View subdivision. Kevin has spent quite a bit of time detailing what will be required for the sign, of which he is willing to do most of the

work. We commend Kevin for his efforts and willingness to work on this project.

If anyone is interested in the details, please contact the editor and he will get you a copy of Kevin's write-up. In the mean time, we will be moving forward on this project.

Thanks Kevin!!



**WHAT'S HAPPENING AT YOUR HOUSE?**

*Part of keeping our small neighborhood community in touch means sharing news. If you have information to share, feel free to telephone, write or e-mail the editor!*



Think Spring!