

Polo Fields Homeowners Association

PO Box 3897, Ann Arbor, MI 48106

Attendees:

John Dunlap, Luci Fry, Hari Nathan, Jim Westerhof, Marge Guyor, Adam Coyle, Ben Bushkuhl

Meeting Agenda

October 15, 2017

Safety in the Neighborhood

- Several incidents have occurred over the last couple months
 - Remind homeowners to turn on outside lights to help prevent break ins or burglaries
- What can the Board do to promote safety
 - Encourage children to use the buddy system when walking to the bus stop early in the mornings

New Construction on Birkdale

- Plans for construction were approved by the board
 - Plans for the new construction were reviewed by the ARC and the board. The board approved the plans based on their interpretation of the deed restrictions. Additionally, the board felt the plans for the new home were in line with the look and feel of the homes in the neighborhood.
 - Going forward, homeowners will be notified when such decisions are made.
- Some homeowners were concerned that the new house does not meet requirements stated in the deed restrictions

Architecture Review Committee

- Four homeowners have expressed an interest in serving on the Board.
- Ben Bushkuhl has expressed an interest in serving as the committee head
 - Ben Bushkuhl has volunteered to serve as the head of the ARC. Ben's has extensive experience in construction and previously held a position on the Ann Arbor Historic District Commission. Ben will work with three other committee members to carry out the duties of the ARC.
 - Ben will draft a letter to introduce himself to the homeowners. The letter will include contact information for Ben and the rest of the ARC members. A list of commonly violated deed restrictions will be included with this mailing.
 - Luci will meet with Ben to provide him with the documents he needs

Architecture Updates

- Several violation notices were sent out for weeds and over grown landscaping
 - Notices will go out much earlier in the season next year

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- In many cases, homeowner are unaware of the Property Maintenance Guidelines
- ARC will review the deed restrictions and determine what is appropriate and reasonable
- Homeowners will be reminded in early spring of their responsibility to maintain their property in accordance with the deed restrictions
- Great Outdoors applied seed and plugs to the area surrounding the pond. The area of application was extended 6' from the water's edge
 - Luci to draft a letter explaining the steps that have been taken around Dornoch Pond. The HOA is not responsible for keeping geese off of the property. Homeowners have an option to treat their property with a fertilizer that deters geese from landing and remaining on their property.

Social Events

- Halloween Family Event scheduled for Tuesday, October 31
 - Luci will send the details around the event to Adam Coyle. Adam will make sure that the information is distributed to the Gallery homeowners.

Questions / Comments

- John Dunlap provided the board with additional details around the HOA's ownership of the tennis courts. The land that the tennis courts sit on is deeded to the homeowners in the Fairways phase of the neighborhood. HOA funds were spent to maintain the courts, a common area of the HOA.
- John Dunlap reviewed the reasons HOA funds were used to pay for the installation of the speed humps on Polo Fields Dr. Glenmoore and Birkdale qualified for speed calming measures. The board will verify the steps that are necessary to implement speed calming measures on other areas within the neighborhood. John and Adam will meet to discuss this in greater detail.