



# Maple Creek Association

A Condominium Community Located In West Bloomfield, Michigan

Managed by The Highlander Group, Inc.

Spring  
2015

Our community manager will be making periodic assessments verifying that the Bylaws / Rules & Regulations are being followed.

Failure to comply with these or any rules of Maple Creek may result in fines.

Below are reminders of some of the co-owner responsibilities:

**Trash:** Trash may only be placed at the curb the night prior to pick up after 6:00 pm and all containers must be removed from the curb and put away in your garage by 8:00 pm the evening of pick up. In addition, please pick up the loose trash and debris in front and around your home, including at or in the road. Trash cans cannot be stored where they are visible from the street.

**Parking:** Vehicles should be parked in your garage first and then as necessary on your driveway, without blocking the sidewalk. Limit or refrain from parking on the street. If you must park on the street please do not impede the flow of traffic.

**Landscaping / Lawn Maintenance:** All co-owners shall maintain their lawn and landscaping. All residences shall be maintained in good and attractive condition that presents an excellent appearance. This includes, but is not limited to, regular lawn cutting, weed pulling, shrub trimming, tree trimming, leaf pick-up, etc. The Association does reserve the right to enter any Unit for the purpose of mowing, weeding or removing, clearing, cutting any other unsightly growth which detracts from the overall beauty, setting or safety of the community. The co-owner shall be obligated to reimburse the Association for such work.

**Trees:** If you are adding/replacing a street tree, the tree trunk caliper must be a minimum of 3-inches. If you have a dead or missing street tree they must be replaced. Each home should have 3 street trees in the front.

**Sidewalks:** Sidewalks, yards, driveways and parking areas shall not be obstructed or used for purposes other than intended. No bicycles, vehicles, chairs, or other obstructions shall be left unattended. Sidewalks in front of your home are a co-owner responsibility for repair and replacement.

**Modifications:** If a co-owner is altering or modifying the exterior of their unit, (such as decks, landscaping, driveway, pavers, roofing, windows, changing paint/stain color) a modification request form must be completed and sent to The Highlander Group. It is important to know what is happening within the community to maintain the standards that are allowed and acceptable. A modification form can be obtained from The Highlander Group or Maple Creek Website.

**Basketball Hoops:** Basketball hoops and/or backboards are permitted only in the back or side of a home or garage.

**Trailers, Campers, Boats:** No trailers, boats, boat trailers, campers, etc. shall be parked on any Unit unless in a garage.

**Per a state statute, if fire fighters or police cannot see your home address from the street you could incur a \$500 fine. Please make sure you are in compliance.**

*Maintaining a harmonious, safe, clean and attractive community can be achieved with everyone working together!*

## PLEASE REDUCE YOUR SPEED WITHIN THE COMMUNITY!!

As it is getting warmer, more people are outside, walking dogs, riding bikes, etc. **Please be mindful of how fast you are driving through the community.** Many vehicles are going very fast.

## Leasing of Units

If a co-owner chooses to rent their unit, they must disclose that information to the Board of Directors in advance.

Tenants shall comply with the Bylaws/Rules and Regulations of Maple Creek.

A copy of the lease, including tenant contact information must be sent to The Highlander Group. The co-owners alternate address and contact information must also be on file.

*For your convenience the Maple Creek Bylaws are on the Maple Creek website.*

## Maple Creek Violation Fining Policy:

- 1st Notice - \$100 Fine
- 2nd Notice - \$250 Fine
- 3rd Notice - \$500 Fine
- 4th Notice - \$1,000 Fine



## Annual Meeting of Members

Monday, May 18th, 2015

Congregation B'Nai Moshe \* 6800 Drake Road \* West Bloomfield, MI

Registration begins at 6:30 pm \* Call to Order at 7:00 pm

In addition to the election of the Maple Creek Board of Directors, other topics including the condition of the roads will be discussed. It does cost the Association money to engage the township and get updated costs. Before we move forward we would like to get a preliminary community vote on the roadwork & assessment.

**If possible, please plan on attending the annual meeting. If you are unable to attend please give your proxy to a co-owner in good standing who is attending the meeting or assign it to any board member.**

### **The pool house bathrooms are getting a facelift!!**

#### **So are the rules.**

- \* You must bring and use your pool key and enter through the pool house bathroom to access the pool. The cost per key is \$5 and are available to co-owners at The Highlander Group, Monday - Friday, 9:00am - 4:30pm only.
- \* Each person over age 14 must individually sign and complete the sign in sheet. Proof of Maple Creek residency is required and must be shown to the pool attendant. For residents under age 16 or without a driver's license, school ID is acceptable if last name matches Co-owner listed.
- \* Anyone under age 14 must be accompanied at all times by a responsible adult (over 18 years old) resident of Maple Creek. **No unsupervised dropping off of children under the age of 14 shall be allowed under any circumstances.**
- \* Up to 6 people from one Maple Creek home may be at the pool at one time.
- \* No entering the pool other than in a bathing suit.
- \* A shower must be taken before entering the pool.
- \* **All food must be eaten at the picnic table outside the pool area only.** Non-alcoholic beverages in non-glass containers are permitted on the pool deck.
- \* No ball playing / throwing or other disruptive conduct that the pool attendant may consider a risk to anyone is allowed .
- \* The pool attendant has the authority to interpret and enforce these rules and to establish other rules he/she determines necessary and appropriate, including suspension of pool privileges for any length of time. Appeals resulting from the enforcement of any rules may be made to the Maple Creek Board of Directors by contacting The Highlander Group.
- \* Please be respectful, responsible and considerate while at the pool.
- \* Destruction of any Maple Creek property will be reported to the Management Company and police to handle as necessary.
- \* Maple Creek residents are responsible for themselves, their children and guests while at the pool or in the pool house bathrooms.
- \* **There will be a "Zero Tolerance" policy when enforcing these rules.** Any person who is deemed to be in violation of any individual rule more than one time will be barred from using the pool for the remainder of the season.

**All residents age 14 and older must read, agree and sign the 2015 pool rules prior to using the pool.**