



**Homeowners Association
PO Box 82204
Rochester, MI, 48308-2204**

February 6, 2023

Dear Neighbors and Members of the Quail Ridge Homeowners Association,

We hope this letter finds you well and we wish you a Happy New Year.

The Annual Meeting of the Quail Ridge Homeowners Association is scheduled for Tuesday, March 14, 2023, at 6pm in the Multipurpose Room at the Rochester Hills Public Library near Downtown Rochester. Those who attend will be eligible for a raffle, the winner of which will have their Association dues for 2023 waived. Enclosed are the Notice and Agenda of Annual Meeting and Ballot and Proxy. If you are unable to attend the Annual Meeting, but would like to cast your vote for directors, you can do so by filling out and returning the Ballot and Proxy in accordance with its instructions. You can enter "write-in" candidates of your choice, including yourself if you would like to serve.

We are happy to inform you that the state of the Quail Ridge Homeowners Association continues to be very good shape. To illustrate, we provide you the following committee summaries:

Financial Report by Treasurer Mike McGunn:

For 2022, the Board had projected a net operating loss of \$2,149, but instead realized a net income of \$4,972. We also ended the year with total reserves of \$38,855 (from \$31,680 at the end of 2021). Reserves increased due to unspent capital funds for lamppost restoration expenditures, which will be spent in 2023. Enclosed are the 2022 Budget vs Actual (Final) Report, Summary Balance Sheet and 2023 Budget.

In this highly inflationary economic environment, costs have continued to rise. To be prepared for these rising costs and to maintain a healthy reserve for future capital expenditures, the Board of Directors has elected to raise annual Association dues from \$262 to \$275, an increase of just below 5%. You have received or soon will be receiving the dues invoices, which are due by March 1, 2023. The invoices are generally going out to you by email, with the exception of some going out by U.S. Mail to homeowners for whom we do not have email addresses.

Grounds by Committee Chair Todd Szymczak:

All the lampposts in the subdivision have been repainted in black, including the caps that were formerly white. This year fogged lenses on the lampposts will be refurbished, but some that cannot be refurbished will be replaced.

Several dead trees were removed and new mulch installed in the north and south sides of

the subdivision entrance. In 2023, the entrance landscaping will get enhancements with the replacement of dead plants as needed.

The Park Creek Court island landscape was damaged by city workers in late summer 2022 because of water line repairs. We expect that the City of Rochester Hills will restore the landscape this spring.

Architectural Controls by Committee Chair Dave Pagnucco:

In 2022 there were no non-resolved incidents of concern regarding compliance with the Declaration of Restrictions.

Just a reminder that if you are planning to do a renovation or installation project of any kind involving the exterior of your home (including but not limited to changing paint color) you must submit the proposed project on the "QR Homeowners Proposed Work or Installation Submittal Form" to the Architectural Control Committee for review. The form is posted to the subdivision website (noted below in the Communications section) where you can download and print the form. The "Declaration of Restrictions for Quail Ridge Subdivision" and "A Quick Reference Guide to Deed Restrictions" are also posted to the subdivision website. For your convenience, the Quick Reference Guide is enclosed.

Quail Ridge Park by Committee Chair Pete Beightol:

The Quail Ridge neighborhood is uniquely blessed with common areas that include a 10+/- acre park surrounded by the Main Branch of the Clinton River. The large turf grass field at the bottom of the hill leading down from Park Creek Ct. provides for activities of all sorts. Behind it is woodland surrounded on three sides by a pathway along the river.

For years the park was underutilized and, in some instances, subject to vandalism. Three years ago, a group of residents volunteered to improve access to and on the pathway along the river. This was followed by some modest steps toward rehabilitation and cleanup of the woodland. Trash was picked up, logjams in the river were cleared and invasive plants and dead trees were removed.

Input from the Rochester Hills Parks & Forestry department and the Oakland County Water Resources Commission (which controls flows into the Clinton River) regarding stewardship of the park was sought and received. Additionally, methods employed by contractors for the City for preservation and stewardship of the City's Greenspace Properties have been considered in planning future restoration of the woodland.

For the first time, the annual budget for the Quail Ridge Homeowners Association includes funds for the improvement of the park. Some of the improvements being considered include restoration of the blacktop and gravel path to the park, removal of additional dead trees, installation of rustic benches along the river, improved river access for fishing, tubing and boating and planting of native species of trees and other vegetation.

Work will resume in the spring and volunteers are always welcome. Resident input regarding improvements and activities in the park is encouraged and appreciated.

Social by Committee Chair Kris Arthur:

The Quail Ridge Homeowners Association held two formal social events last year.

The Annual Family Picnic was held on Saturday, July 16th at Quail Ridge Park. Family activities included a "haystack treasure hunt," golf chipping, volleyball, corn hole, rock painting, tubing on the river. Local favorite "General Dogs" was onsite to serve complimentary delicious hot dogs, chips, soft drinks, & water to all that attended. We had a robust turnout for the event with 50+ residents enjoying the beautiful warm summer weather.

The Backyard Movie was held on Friday, September 16th in Pete Beightol's riverfront backyard. Several families attended the event and enjoyed fresh popcorn as they watched Sing 2 on the large inflatable movie screen.

As the Committee plans for 2023 social events, please share any innovative ideas that you have on how to bring the residents of Quail Ridge together throughout the year. If you would like to be on the social committee or have suggestions, please send an email to the email address for the subdivision (noted below in the Communications section). You may also contact Kris Arthur (248-860-9303).

To learn about scheduled events, please visit the "Upcoming Events" section (via the dropdown box under "More") in the Quail Ridge Subdivision website (indicated below) and lookout for email notices in the coming months. We look forward to seeing everyone at the scheduled events this year.

Communications by Committee Chair Paulette Michel Loftin:

We communicate most efficiently with the homeowners by electronic means. If you are not receiving emails from the Association, please send an email to attorneypaulette@gmail.com and you will be added to the email mailing list. You can also communicate to the Board by sending your email to the subdivision email address qrha.rh.mi@gmail.com.

Also available to you is a Facebook page titled Quail Ridge Subdivision where residents frequently post about matters of interest, such as missing pets, power outages, etc.

To review subdivision documents and learn about social events, you can visit the subdivision website quailridgesub.org.

Final Remarks by the President:

In February 2022, Association board members Pete Beightol and the undersigned, along with Association attorney Gregg Need, met again with City officials regarding the repair of the collapsed storm sewer failure near the home at 3010 Quail Ridge Cr next to Adams Rd. The Association through the above-mentioned representatives put forth a very clear position that in view of compelling circumstances, full responsibility for the replacement of the sewer should be accepted by the City, that the replacement should be done as soon as possible to avoid increasing risk of further property damage and possible harm to persons, and the replacement should be done with concrete pipe that would not be subject to corrosion. The compelling circumstances included: the failed storm sewer pipe was constructed of corrugated steel while the adjoining storm sewers in the roads were of concrete pipe, which

have never failed; the storm sewer does not serve the common areas of Quail Ridge and exists solely to accept water flows from the public storm sewer system in the roads and elsewhere serving not only Quail Ridge, but also Rookery Woods and other areas; the storm sewer originally failed in 1999 due to corrosion after only 20 years of use; the storm sewer's replacement under the management of the City was done again with corrugated steel pipe despite its prior failure; the replacement was funded by way of a special assessment only to the residents of Quail Ridge despite the fact that the storm sewer serves other areas; and, the failure of the storm sewer in 2021 was again due to corrosion after only 22 years since the previous failure. Soon after the meeting, the City did go forward with the replacement of the collapsed sewer with concrete pipe and the full restoration of the area. The City has not sought to apply a special assessment.

For many years, the Subdivision has experienced repeated electrical outages due to old and failing underground conduit and wiring. Starting a few years ago, the Board contacted DTE to remedy the problem and sought assistance from City officials. The initial response from DTE was that such upgrades would take many years, perhaps 5 to 10. The Board continued its efforts, and DTE did make some upgrades starting in 2021. DTE agreed last year to completely upgrade the remainder of the system and has embarked on that program, which will continue in 2023. Hopefully, in the near future, we will not see any more power outages due to failed underground wire in the subdivision.

We look forward to seeing you at the upcoming annual meeting and to a great year.

Respectfully,
Quail Ridge Homeowners Association



James A. D'Agostini
President

Encls: QRHOA Notice of 2023 Annual Meeting and Agenda
QRHOA Ballot and Proxy for Election of 2023 Directors
2022 Budget vs Actual Thru 12/31/22
2023 Budget
QRHOA Quick Reference Guide to Deed Restrictions