

THE HILLSIDE NEWS

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Treetops Update

Treetops is the 176-acre parcel of land west of Hillside that the developer, North Country Woods, is asking the Plainfield Township Board to rezone from Rural Estate (RE) to R-1. This would allow a greater housing density than is possible with RE. (See newsletter Updates: 2.1, 2.2, 3.1) Previously the Plainfield Township Planning Commission voted that the Board approve the rezoning motion (5 in favor and 2 opposed).

This recommendation was discussed at the April 6, 2018 Plainfield Board meeting. There was a lengthy discussion by the Board, both for and against the proposal. It was followed by a sometimes vehement period of public comment. At the end of the discussions, a motion was put forward, by the Board member who is the Board's liaison to the Planning Commission, to deny the request for rezoning. The motion to deny was seconded. Before a vote on the motion could be taken, a motion was proposed and approved to table the previous motion, until the next Board meeting.

You can draw your own conclusions about how this decision was taken by the various Board members, the involved parties, and the public at the meeting. The next Plainfield Board meeting is scheduled for Monday April 30, 2018 at 7pm. Due to the remodeling that is in progress in the meeting room, that Board meeting may not be held in Plainfield Township Hall. The location should be posted on the Plainfield website, prior to the next Board meeting.



Satellite Dishes at Hillside

A while ago, I mistakenly was told that a satellite dish is not supposed to be attached to a condominium roof. The reason was that the dish could cause damage to the roof and the roof is the responsibility of the COA for maintenance and replacement. Apparently, that was wrong and should stand corrected. I apologize to anyone to whom I misstated the policy. The current policy about a satellite dish is:

1. Before installing a satellite dish, a written request must be submitted by the co-owner to the management company. It should include the name of the service provider, the dish manufacturer, the specifications, the contractor installing the dish, and the location of the proposed installation.
2. The dish must be installed by a licensed contractor. Proof of the contractor's liability and workman's compensation insurance must accompany the request.
3. The roof on the non-street side of the Unit is the preferred placement of the dish, but it may be placed elsewhere at the discretion of the Board of Directors. Poles to elevate the dish are not allowed. The dish may not be more than 36" in diameter. There can be no exposed wiring to accommodate the dish.
4. The co-owner is responsible for the installation, maintenance, and repair costs of the satellite dish. Any damage caused by the dish to the structure of the condominium will be repaired at the co-owner's expense in a timely manner.
5. If a Unit is contracted to be sold and the new co-owner does not wish to keep the satellite dish, it must be removed. The

condo Unit must be returned to its original condition, prior to the installation of the dish, at the co-owner's expense before closing. If the new co-owner elects to keep the dish, then the new co-owner must agree to the Satellite Dish policy in writing at or before the time of closing.

6. In the event a non-approved installation is discovered, a per diem fine may be assessed immediately and continued until the situation is rectified, at the discretion of the Board of Directors.



Landscape Committee Report

Dave Robinson, et al.

Pepperidge Landscape & Design, LLC

As mentioned in the last newsletter, Pepperidge Landscape & Design, LLC has been contracted to provide landscape maintenance and snow removal services for Hillside beginning April 1 for the coming twelve months. Shawn Gaskin, owner of Pepperidge, has shown a sincere willingness to meet, if not exceed, our expectations. So, we look forward to working closely with Pepperidge in the coming months.

Landscape Enhancements and Maintenance
Coinciding with the introduction of Pepperidge, the Landscape Committee (LC) has developed, with Board approval, a Landscape Enhancements and Maintenance Policy to clearly communicate expectations and responsibilities to Hillside owners and Pepperidge. Below are a few key points of that policy. For further details, please refer

to the complete policy along with supporting documents posted on the Hillside website hillsidecondosgr.com under the "Landscape" tab.

- Owners are welcome to add plantings to the original mulched gardens around their homes.
- Prior to doing so, owners must submit an "application" form for review and approval by the Landscape Committee and possibly the Board.
- If owners want to "expand" their original mulched gardens into General Common Element areas, they must be willing to accept a monthly fee assessment to cover related maintenance and administrative costs that will be incurred by the Association.
- "Expanding" the original gardens also requires submission of an "application" form to the Committee and Board for review and approval.
- Pepperidge will be responsible for ongoing maintenance of owners' mulched gardens, including added plantings and expanded areas, except for flowers, which are to be maintained by owners.
- The cost of replacing dead or dying shrubs or trees will be borne by the Association if an original planting, or by the owner if an added planting.
- A "Planter's Palette" will provide owners suggested plantings that are conducive to the local climate, soil conditions, and sun or shade.

Master Plan Status

The LC has recently received proposals from three landscape architecture firms regarding a number of features for our neighborhood. The Committee is now reviewing each with

the respective firms, after which we will make recommendations regarding preferred designs and implementation timing to the Board for a final selection decision.

Communication Channels

Pepperidge and the LC members welcome any informal direct comments or feedback from owners. However, for “official business” communication, please direct your phone call or emails to Natasha Biegalle at Gerow, or the LC’s email address - hlandscapecommittee@gmail.com She will triage your concerns to the appropriate person or service.

Phase II Residents - WE WANT YOU!

The Landscape Committee is looking to add one or two new members from Phase II. Ron Hartley, our only Phase II member, has had to resign from the LC due to other priorities. If interested, please contact one of the current LC members. We hope to fill the vacancy soon.

Speed Limit

The Board has had several comments about people traveling too quickly on Maybeck.

Per the State of Michigan:

“Where no speed limit is posted, the speed limit on paved or gravel residential streets and streets in business districts is **25 mph** in Michigan.”

The Board would like to caution all Hillside members and guests to please drive 25 mph (or less) at all times within Hillside. Please be especially cognizant of your speed on your way through the neighborhood when you are going to work, on your way to an appointment, or coming home after a hard day. This is to protect each other, children, and pets. “Let’s be safe out there.”

Water Update

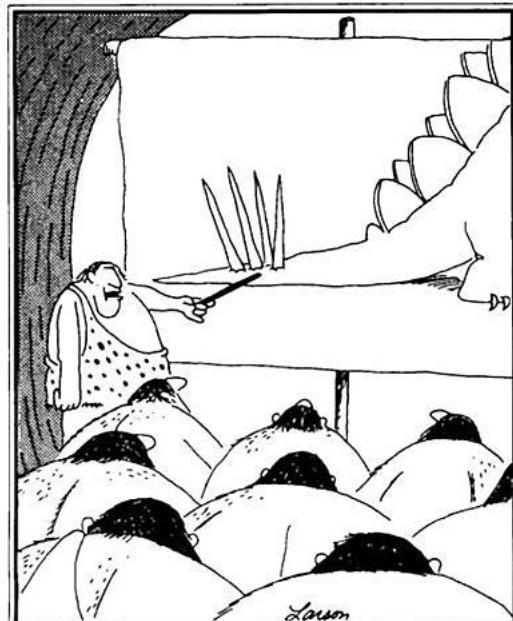
Plainfield Township received approval from the Michigan DEQ on April 3, 2018 for filter improvements at the water treatment plant. This includes installing a granular activated charcoal (GAC) filter to completely remove even trace amounts of PFAS from the township water supply. The water department hopes to have it installed this May.

Do you Have Something You Would Like to Share?

We’d love to hear from you! Send us your news to incorporate or submit an article; we would be happy to include it in our newsletter. Just email it to either Tom Shaw or Cathy Downer. We want this newsletter to be something for our whole community.

Hillside website: hillsidecondosgr.com

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“Now this end is called the thagomizer . . . after the late Thag Simmons.”