

THE HILLSIDE NEWS

VOLUME 2 NUMBER 4

August 2018

Master Landscape Plan - Vote Results

The proposed Hillside Master Landscape Plan was presented at the Annual Meeting on July 31, 2018. A total of 55 of 59 possible ballots were mailed back to Gerow and postmarked by August 10. For the proposal to pass, 40 yes votes (67%) were required. They tabulated the votes and the results are: YES - 30, NO - 25. Four units did not respond. Therefore, the proposal did not pass.

A variety of comments about the proposal were submitted with the ballots. The opinions given varied, from wanting little or nothing done to a 2-page typed document with multiple suggestions. The Board appreciates COA members sharing their thoughts, both pro and con, about this issue. They will review the vote and the comments with the Landscape Committee. Based on that review, they will consider what to do next. They know that they have to look at this aesthetically, practically, and financially.

Road Work

On Friday (August 10) the application of Micro Surfacing material on Maybeck was mostly completed. In the week prior to that, the company had sealed the cracks in the road and removed surface debris. This combined reconditioning and resurfacing process will help extend the life of our road.

There were a variety of concerns that delayed the start of the process and some that occurred during the application itself. Your patience and cooperation were much appreciated, as access to and from your homes was limited for much of the day. The contractor mentioned that most people were very polite and understanding - some even brought out water for the crew.

The contractor is aware that there were issues of tracking and delamination caused by their equipment and has said that those areas will be repaired. The light-colored stone they spread on the cul-de-sacs was put down to reduce vehicle tracking in those areas and will eventually be covered.

As was said before, this surface treatment is not intended to produce a new looking road. Rather it is designed to extend the life of our original road and therefore protect the large investment that we collectively own. The road resurfacing should save us all money in the long-run and increase the value of our investment.

It should also be noted that Steve Warren saved the Hillside COA a significant amount of money by working directly with the contractor and arranging to schedule the application when their crew was already in Kent county. We owe him our thanks.

Saving Money on Insurance

Homeowner's insurance was discussed at the recent COA Annual Meeting by Ryan Osborne, an Account Executive at Coldbrook Insurance group. He gave a presentation that explained Hillside's current CAU Master Association Policy and the implications for individual homeowner's insurance coverage.

CAU uses a "guaranteed replacement cost" policy (sometimes referred to as an "all-in" policy). It provides guaranteed replacement cost on buildings and structures for all covered insurance claims. This includes both the exterior and interior of the structure and additional improvements made by the co-owners. The policy has a \$5,000 deductible.

Some COA master insurance policies only cover the outside of the condo structure and

the owners are responsible for the inside structure. Many agents will assume you need that type of policy when underwriting individual condo owner insurance. If that type of policy is what you currently have, you could be paying twice to insure the interior structures of your condo.

Coldbrook recommends that each co-owner maintain their own homeowner's insurance for personal property, personal liability, etc. They strongly encourage every Hillside co-owner to talk with their personal insurance agent to discuss their insurance needs. Coldbrook Insurance managers are available to discuss your situation, or you can have your agent call them for questions and further information. (616-301-6757)

Hillside Happenings – Cathy Downer

Now that summer is winding down, it's a good time to once again start planning our Pink Flamingo gatherings. These are informal get-togethers at someone's home, usually in the evening. Everyone attending is asked to bring a dish to pass and/or a beverage of their choice. The host supplies the dishes and utensils. Everyone is invited and usually between 20-40 people attend. Is anyone interested in hosting September?

Since Kathy Koch moved away, we are searching for someone to take over the coordination of the Pink Flamingos. Some of us have discussed having them every other, rather than every month. We'd love to hear your thoughts. If this is what we decide, it would mean that this person would only have to send out a few emails a year, asking for volunteers to host and then sending out a reminder the week of the party. Please let Tom Shaw or Cathy Downer know if you are interested. Thanks for your consideration.

Historical Note (Editor): They are called a Pink Flamingo Party because, when the original Hillside residents decided to start

having these gatherings, the people hosting would put a pink flamingo lawn ornament in their front yard. This would signal the people attending that they had the right day and the right place. There are now a flock of pink flamingos that get passed along to each host. (Hillside trivia #1)

A Good Idea

I copied this idea from Dave Dongvillo. He is the neighbor who also makes the "bird's nest preventers" for front porch columns (see THN, Vol.2, No.1).

Putting landscape pavers around the base of your mailbox post, hopefully will help the grass trimming crew avoid hitting your mailbox with their string trimmers. In turn, this could help keep the paint from coming off the mailbox post. We will have to see, over time, if it has the desired effect.

You can buy the 4 rectangular (6x9") and 2 square (6x6") landscape pavers at Lowes for under \$8. Lay the bricks around the mailbox post and remove the sod beneath them. Then place the pavers down into the trench. You may have to move the soil around, so that the pavers are level with the ground. That's all and you are good to go!



There has been talk of a "handy-persons" group painting damaged mailbox posts. So far that has not happened. Any volunteers?

Party Parking

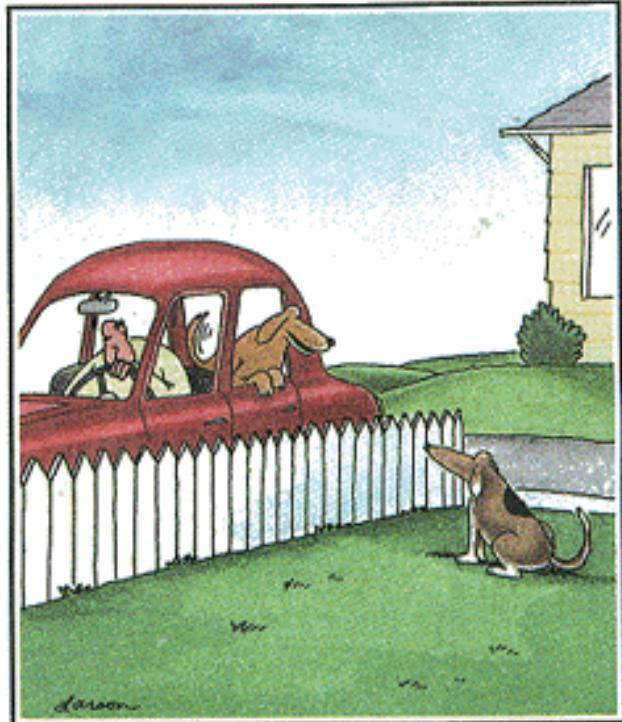
As the end of summer nears and holidays are approaching, it was suggested that we circulate some guidelines about parking for larger gatherings of family and friends. At these times, and in general, parking should start with your own driveway. Once your driveway is full, a nearby concrete parking pad can be utilized.

After driveway and auxiliary parking is full, temporary guest parking on the street is permitted. Street parking must not interfere with other owners' driveways or the ability to drive on the road, especially by emergency vehicles. Our road is narrow enough that cars parked on both sides of the street can block all other vehicles. Overnight street parking is not allowed in Hillside.

Parking vehicles on the grass is prohibited. If necessary, the cost to remove an offending vehicle and/or to repair damages to the lawn and sprinkler system will be charged to the offending unit's owner.

So please instruct your guests to only use one side of the road for parking and to stay off the grass. It is a matter of neighborhood courtesy and safety.

Writer and editor: Tom Shaw



"Ha ha ha, Biff. Guess what? After we go to the drugstore and the post office, I'm going to the vet's to get tutored."