

THE HILLSIDE NEWS

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June 2019

Landscape Master Plan Meetings

Landscape Master Plan (LMP) discussion meetings were held in May. Co-owners of 35 Hillside units attended the sessions. Each meeting opened with an introduction of the Landscape Committee (LC) and an explanation of the purpose of the meeting. This was followed by comments from Steve Warren, Hillside Board President. Dan Clark, of Clark's Landscape Services, gave an overview of the current proposed Hillside LMP. There were diagrams and pictures to help illustrate the proposed plan. Dave Robinson finished with a discussion of the financial considerations.

A brief synopsis of the presentations includes:

- The LMP is a work in progress and the discussion from the meeting will help the Board and LC change and refine the proposal
- We believe the LMP, by improving our entrance and general landscaping, will increase the beauty and ambience for everyone, which should support all of our property values
- The LMP will provide Hillside with a more coordinated overall appearance and can help the Board and LC make better informed decisions about owner proposed landscaping changes
- The proposal has 2 phases:
 - The first phase would primarily change the entrance with a revised sign, new plantings, and moving some of the landscape elements we already own to and from the entrance
 - The second phase would include revising everything else – islands, parking pads, open areas, etc.

- The first phase work would be done this fall and the second phase in the spring of 2020
- Subject to final design, the LC expects the total project cost to be in the \$50-55,000 range, divided roughly 60/40 between the 2 phases
 - Clark's payment terms for each phase are 1/3 at contract signing, 1/3 upon completion, and 1/3 30 days after the phase is completed
 - A special assessment of \$850-930 per unit would be necessary to fund the project
 - The Board proposes that each unit's assessment be paid in 8 equal installments over the course of the project, 5 during phase one and 3 during phase two
 - These payments would be added to the monthly COA fee and collected through Gerow
- The final proposal will be presented at the Annual Meeting at the end of July
- The official vote on the Hillside LMP will occur within one to two weeks following the Annual Meeting

After that introduction, the meeting was opened up to discussion and questions. It was, at times, a lively interaction from a variety of points of view. More details and the thinking behind the LMP were explored. The LC and Board will consider the owner's inputs for possible incorporation into the final proposal.

I believe, the overall sense was positive, and the LC received a round of applause at both meetings. We will endeavor to come to a Hillside consensus. It will be interesting to see what happens. Stay tuned...

Pool and Recreation Facility

The Thousand Oaks - Veranda Phase 2 PUD amendment, which included a pool and a recreational facility, was discussed at the Plainfield Planning Commission meeting on May 29. I did not attend the meeting (I was at the second LMP informational meeting).

However, based on the Planning Commission Meeting Minutes and a reliable source, who was at the meeting, the revised proposal was discussed in detail. No public comment was allowed during the discussion or before the vote.

After the discussion, the initial motion proposed was that the Planning Commission recommend that the Township Board approve the proposal to amend the Veranda PUD. The amendment motion failed, with 2 Commissioners in favor and 4 opposed. They went on to approve a motion to recommend that the Township Board deny the proposed amendment. That motion passed - 4 in favor and 2 opposed.

Public comments were allowed at the end of the meeting. One resident spoke about the Veranda Phase 2 project and questioned what the developer could do per the current PUD. Staff noted that the development was originally approved for 41 single unit condominiums.

Where this goes from here, I do not know.

Mailboxes

The handy persons group deserves praise and thank yous from the Hillside community. The weather is finally cooperating enough to allow the work to be done and our team has been out there taking care of business. They have been scraping, sanding, prepping, and painting the beleaguered mailboxes along Maybeck Drive. They are refinishing the poles and not the mailboxes. I think the ones that have been done look really good.

The company that made the mailboxes has stopped making our model. This has implications for long-term maintenance and may mean we have to change to another type of mailbox. But for now, we will work with the ones that we have. Hopefully, they can get them all finished in the near future.

Rain Sensors

Gerow recently sent out an email about sprinkler rain sensors. The sensor turns the sprinkler off when there has been a recent rain or during a rainstorm. This is to avoid overwatering and to save money on your water bill. Here is the text of that email (I edited it a bit):

“Just a quick update, the Handypersons Club completed the battery replacements for the rain sensors that needed it.

They would also like to ask each co-owner to keep an eye on their rain sensor battery. Open the sprinkler control box on the side of your house and check the number of bars on the indicator to the left of the display.

Four (or more bars, depending on the display) means it has a full battery. If there are no bars, that means the battery needs to be replaced. The average battery life is about 4 years.”

Trash & Recycle

I noticed after Memorial Day that many people had their trash and recycle bins out on the usual day (Thursday) for morning pick up. However, for a week when a holiday occurs before our regular day, the pickup is usually one day later. Therefore, this past Memorial Day week, the trash was not picked up until Friday. If you have questions about your trash and recycling service, you can call 616-874-9115 or check Herrington's website (herringtonwasteservice.com).

Golfing News

Upcoming social event - Club Hop on June 29, 4:00 - 9:30. Cost is \$95.

Upcoming golf event - Couples Golf Clinic - Friday June 21 at 5:00 pm, Couples Guest Day on Sunday June 23

Open now for signups - Audi Quattro Cup

New TOGC Rule: The 2019 USGA Rules of Golf allow a **LOCAL RULE** to be adopted by a facility as an alternative relief option for "Stoke & Distance." As of June 12, 2019, Thousand Oaks Golf Club will be adopting this rule as a relief option for a Lost Ball or a ball that goes Out of Bounds. This modern **LOCAL RULE** can help golfing groups improve their pace throughout the round by avoiding a player going back and hitting another shot. This hopefully will be used effectively in many areas of our course where balls may be lost. Following this local rule with the correct **2 STROKE PENALTY** will also ensure that score keeping and handicaps of the TOGC membership remain as accurate as possible.

Save the Date

- The Hillside Summer Party will be held on Sunday, August 4, 2019 at 6:00 pm in the cul-de-sac between phase 1 and 2, near where Maybeck bumps up against the golf cart path. More details will be forthcoming.
- The Hillside Annual Meeting will be held at the Thousand Oaks clubhouse on Monday, July 29, 2019 at 6:00 pm. The meeting will include the President's report, the Treasurer's mid-year update, and other matters the Board decides to bring before the membership. The primary topic of discussion will be the Landscape Master Plan. There will be a Landscape Committee presentation and

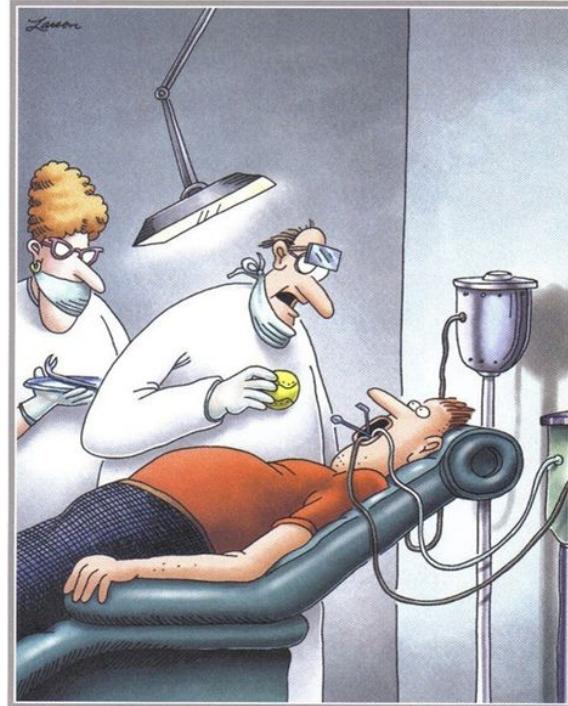
Dan Clark, of Clark's Landscape Services, will be present to answer questions. We encourage everyone available to attend.

- The election of 2 Board members will also occur at the annual meeting. Of the current 5 initial Board members, 3 were assigned to serve for 3 years and 2 for 2 years. This was done to allow the Board to have continuity. Now every year going forward, half the Board positions will be up for election. Please let Natasha at Gerow know, if you are willing to be on the ballot and serve for 2 years.

Hillside website: www.hillside.condos

Facebook: Hillside Condo Neighbors

The Humor of Gary Larson



"Now open even wider, Mr. Stevens. ...
Just out of curiosity, we're going to see if we can also cram in this tennis ball."

"Now open even wider, Mr. Stevens. Just out of curiosity, we're going to see if we can also cram in this tennis ball."