

THE HILLSIDE NEWS

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August 2019

The Vote – 2019 Landscape Master Plan

During the 2019 Annual Meeting in July, the proposed Hillside Landscape Master Plan (LMP) was presented and discussed. There were diagrams and pictures on the walls, a PowerPoint presentation, and a time for questions and answers afterwards. I hope everyone on the email list got a copy of the meeting minutes, they included the slides used for the presentation.

Ballots were given out to the co-owners who attended the meeting. For those co-owners who were not in attendance, the ballots were hand delivered by members of the Landscape Committee (LC). Lastly, if the LC could not find people at home, then their ballots were sent to them in the mail. Forty or more yes votes were needed to pass the proposal. They had to be returned to Gerow, postmarked by August 9.

The results are now tabulated. There were **49** (83.0%) - **Yes** votes, **8** (13.6%) - **No** votes, and **2** (3.4%) - Unit owners who did not vote. This was a great voter turnout (97%) and we want to thank everyone who participated. Based on these results, the Board and Gerow will move forward to sign a contract with Clark's Landscape Services and schedule the work to be done.

Gerow will contact residents about the payment plans for this special assessment. As discussed at the informational meetings and the Annual Meeting, there are 2 options:

1. Pay the full amount in one payment this September
2. Pay in 8 monthly payments – 5 this Fall and 3 in the Spring

if you already have your monthly COA dues deducted from your bank account, Gerow will work with each of those owners to also

deduct the assessment payments in the same way. If you pay your COA dues by check, they will work with you to set up a reminder system for the 8 payments. Just to be clear, everyone, whether you voted yes, no, or did not vote, is obligated to pay the assessment.

The Board wants to again thank the members of the Landscape Committee for all of their hard work over the last 2+ years. They all put a lot of time and effort into researching, planning, redeveloping, and communicating the Master Landscape Plan. It was a monumental task and we will all be the better for it.

A Good Time Was Had by All

The 2019 Hillside Block Party on August 4 was an “excellent” success! There were an estimated 50–60 residents that attended and enjoyed the community camaraderie.

It started out with sunny skies and people gathering in the middle cul-de-sac. A canopy was raised with tables underneath where food and drinks were placed. People brought a dish to share and a variety of beverages. John Stetson, a master griller, spent hours preparing amazing pulled pork. There was plenty for everyone to partake. Name tags were made, so you could know people's names and make new friends.

Then, less than an hour into the festivities, the sky to the north of Hillside started to cloud up and darken. Big drops of rain began to fall, slowly gaining in intensity and frequency. Several people tried using their superpowers to make the storm pass us by, but it was to no avail. The smarter people started looking for better cover and a place to move the party.

Craig and Kate, who live on the cul-de-sac, graciously invited everyone to help move the party indoors to their house. All the food, drinks, and most everything else was moved inside. Many hands made quick work. It was just in time, because the rain came down in earnest for about a ½ hour, then slowly subsided. By then the party was in full swing and everyone was well ensconced in Kate and Craig's beautiful home.

The festivities continued for several more hours. Neighbors ebbed and flowed through small and large groups. It was good to talk with friends, see people you hadn't seen in a while, and hopefully meet some new folks. The food had been spread out on the dining table and counters. It was diverse and delicious. There was not much left by the time the party was winding down.

It's good to have an occasional party, enjoy each other's company, and feel like a community. It helps to see that we can work together, have fun, and support each other. Thanks again to Kate Houseman, Craig Wassenaar, and everyone who helped make it happen. Truly, a good time was had by all.

Pool and Recreational Facility Update

A recreational building with pool facilities, as part of the Thousand Oaks community, has been in the planning and approval stages for some time. Many Hillside residents have an interest in the outcome of that process. Here is a recap of the recent developments and the next step.

The original facility plan included a Snap Fitness franchise which would have been open to the public 24 hours a day, 7 days a week. In order to accommodate increased traffic, it would have required additional parking and a turn lane to be built near the entrance from Grand River. Some people were also concerned about a commercial business in a residential neighborhood.

The building plans were revised. Snap Fitness was removed, membership would be open only to members of Thousand Oaks, and the hours of operation were limited. These changes decreased the predicted traffic flow and the parking requirement. Therefore, the Grand River turn lane was not needed. However, some people still had a variety of concerns. At their May 2019 meeting, the Planning Commission voted to recommend to the Plainfield Township Board that the proposal not be approved.

The Plainfield Township Board, at their June 24, 2019 meeting, were presented with an updated version of the amendment to the Thousand Oaks Veranda PUD, along with the Planning Commission's recommendations. After further discussion, the Board voted unanimously to send the matter back to the Planning Commission.

On 7/13/19 the Planning Commission heard an updated presentation of the plans for this facility. After further review and discussion on the proposal, they voted to recommend to the Board that amended development plans be approved.

The Plainfield Township Board meets again on August 26. This matter is on the agenda for that meeting. Board meetings are open to the public, usually start at 7:00pm in the township hall, and there should be time for public comment. That's where things are, as I understand it.



The same couple is in both pictures. They have been married for 49 years.

Parking in Hillside

There has been a lot of parking on the street lately. Some people have made comments. So, I thought it was reasonable to include the Hillside parking policy in the newsletter for your review.

Parking Policy

1. All owners should utilize their garage for parking automobiles, or other vehicles customarily used for transportation, whenever possible. They are strongly discouraged from parking vehicles outside their garage overnight.
2. An owner's driveway may be used for overnight parking on a temporary, short-term basis by owners or their guests.
3. Accessory parking spaces may be used for overnight parking on a temporary, short-term basis by owners or their guests.
4. Chronic parking of vehicles outside a garage anywhere in Hillside is prohibited. If there are parking disputes, the Board will be the arbiter of what is allowed.
5. Campers, trailers, and motorhomes may be parked in a driveway outside a garage for up to 48 hours. Otherwise they must be kept inside a garage or off site. No vehicle or other object shall be kept in a garage which would prevent the full closure of the garage door.
6. All vehicles kept on condominium property shall have current license plates and tabs, or the vehicle may be removed at the vehicle owner's expense. No automobiles or other vehicles that are not in operating condition shall be stored overnight outside a garage at any time.
7. In the event of a large gathering, once driveway 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 Association roads, especially by emergency vehicles. If necessary, the cost to remove a vehicle obstructing the road will be charged to the offending Unit's owner.

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

This policy is in "The Hillside Condominiums at Thousand Oaks Policies" handbook which was distributed to the membership by mail and at the Annual Meeting. It is also on the Hillside website: www.hillside.condos

Mailbox Painting

A big Thank You to everyone on the Handy Persons Committee. They have completed painting all the mailboxes that were in dire need of refurbishing. They look great! Now it's on to those garage corbels.



"My desire to be well-informed is currently at odds with my desire to remain sane."

[From the New Yorker]

Facebook page: Hillside Condo Neighbors
Gerow Management: 616-433-9090