

THE HILLSIDE NEWS

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2020 Annual Meeting

The Hillside Annual Meeting was scheduled this year for September 14, 2020. We had reserved the large banquet/meeting room at the north end of the Thousand Oaks clubhouse. However, the current (7/31/20) Michigan Executive Order 2020-160 states:

"A social gathering or organized event among persons not part of the same household is permitted, but only to the extent that, if it is indoors, the gathering or event does not exceed 10 people."

With COVID-19 restrictions in mind, Gerow Management discussed whether to hold annual meetings for the numerous COA's they help manage. Gerow has a premium subscription Zoom plan, but they have found it is problematic when used for large meetings. Hillside has 59 voting units. Therefore, they believe that Hillside should not have an annual meeting this year.

The purpose of the annual meeting is for the Board to give a report on the status of the association. They propose that we send status reports to the owners and conduct the board election by mail-in ballot. A self-addressed, stamped envelope for all owners to return their audit/review vote and board member ballots would be included.

At the time of this newsletter, the Board is considering the Gerow proposal. They will let us know, as soon as they make a decision.

Board of Directors Election

There are four (4) Board of Director (BOD) positions open for election this year. In person and proxy voting are allowed by the Condominium Bylaws. All Board Directors serve for a term of 2 years.

At this time, there are four candidates for the four Director positions:

- Katy McCarthy
- Dave Robinson
- Steve Warren
- Craig Wassenaar

Currently Board meetings are scheduled to occur every 2 months. Additional meetings can be scheduled at the Board's discretion. Director responsibilities are stated in Section 4 of the bylaws. In summary, "The business, property and affairs of the Association shall be managed by a board of directors."

If anyone is interested in running for the Board this year, please contact Natasha at Gerow Management. She will help you through the process of getting your name on the ballot. The Board encourages qualified COA members, who want to serve the Hillside community, to consider being a Director by putting their name on the ballot.

Parking Policy

I have been asked to publish the Parking Policy in the newsletter in order to refresh residents' memory. COA policies are also available on the Hillside website.

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.

There are family and friend gatherings where people are parking their cars on the street. In this case, parking should start with your own driveway. Once your driveway is full, a nearby concrete parking pad can be

utilized. After your driveway and auxiliary parking are full, temporary guest parking on the street is permitted.

Our road is narrow enough that cars parked on both sides of the street can block emergency and other vehicles. Please tell your guests to only use one side of the road for parking and to stay off the grass. Overnight street parking is not allowed in Hillside. Where you park your car is a matter of neighborhood safety and courtesy.



Landscape Master Plan

A summary of the Landscape Master Plan (LMP) project will be included in this year's mailed packet of information. If you have comments or questions about the LMP that you want to share with the Board or the COA, you should contact Natasha at Gerow Management by mail or phone.

The LMP was a complex project that took over 2 years to complete. It adds beauty and value to our community. It will look even

better once the plantings have more time to grow. The revised entrance sign looks great.

A big “**THANK YOU**” goes out to all Hillside residents - **100%** of COA members made their LMP assessment payments on time and in full. It’s great that you and your neighbors all came through to get this done and that we can count on each other.

Summer Party

The 2020 Hillside Summer Party, aka the Social Distancing Block Party, will be held on Sunday August 23rd at 6pm. It will take place in the first cul-de-sac west of the golf club practice facility. Bring your own food, drinks, chairs, and paper products. They are NOT to be shared.

It will be good to catch up and maybe meet some new neighbors. We do want to be safe and responsible, so unfortunately, if it rains, we will call the party off, instead of moving it indoors. There is no need to RSVP this year.

TOGC Golf News – Randy Ritter

The summer golf tournament schedule is wrapping up. The Club Championships were held August 15-16, 2020 and many Hillside residents competed. Upcoming golf events include a Couples Nine-Hole Event on Friday August 28 (4:00 pm shotgun start), a Fall Guest Day on Friday September 18 (2:00 pm shotgun start), and a One-Person Scramble on Saturday October 3 (10:00 am shotgun start). The Men’s and Women’s Golf Leagues are wrapping up with only 1-2 more weeks of play left. It sure seems like summer is going by too quickly!

The golf course is in very good condition considering the number of rounds that are played. Golfers are reminded to repair ball marks on the greens, replace divots in the fairways, and to respect the golf course. If we do that, the course becomes more enjoyable for all.

The bunker renovation project has started up again with work primarily on the back nine. The grounds crew has also been busy improving the drainage in several wet areas. Work on the bunkers will continue through late fall and the final phase should be completed in 2021.

Golfers are reminded to post all scores before midnight on the same day of play. If we all do this, the handicap system will fairly represent how each golfer is playing recently. With the “new” handicap system, the lowest 8 scores of the last 20 rounds played are used in the calculation of each golfer’s index. The index is a number that is used in combination with the golf course rating to determine the golfer’s course handicap (based upon which set of tees is played). Sound confusing? Well just enter your scores into the GHIN app and your index is calculated for you!

[GHIN=Golf Handicap Information Network]



Testing whether laughter IS the best medicine

Updates

I continue to monitor the Plainfield Township website and keep my ears open for new information on Treetops or the Thousand Oaks recreation facility.

Treetops is the housing development that was proposed for the large parcel of land to the west of Hillside. I have not heard of any new plans and it has not been on the agenda of the Plainfield Planning Commission or the Regular Board since 2018. For now perhaps, no news is good news.

The Thousand Oaks recreational facility, including pools, that was approved for the property adjacent to the Veranda condos, as far as I know, is on hold. I have heard rumors that it might be moved or not built at all. I can only guess that one of the factors may be the current COVID-19 pandemic. We will have to wait and see.

Gerow Management: 616-433-9090
Hillside website: <http://hillside.condos>
Facebook page: Hillside Condo Neighbors

Editor Retiring

The current editor of this newsletter is retiring from that responsibility. It is time for him to step down. He is grateful to have served in that capacity. Thank you.

Hopefully someone will decide to take on responsibility for The Hillside News and keep it going. It can be a good way to keep the lines of communication open and nurture our sense of community.

