

# Welcome to Decora Park Subdivision!

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# History

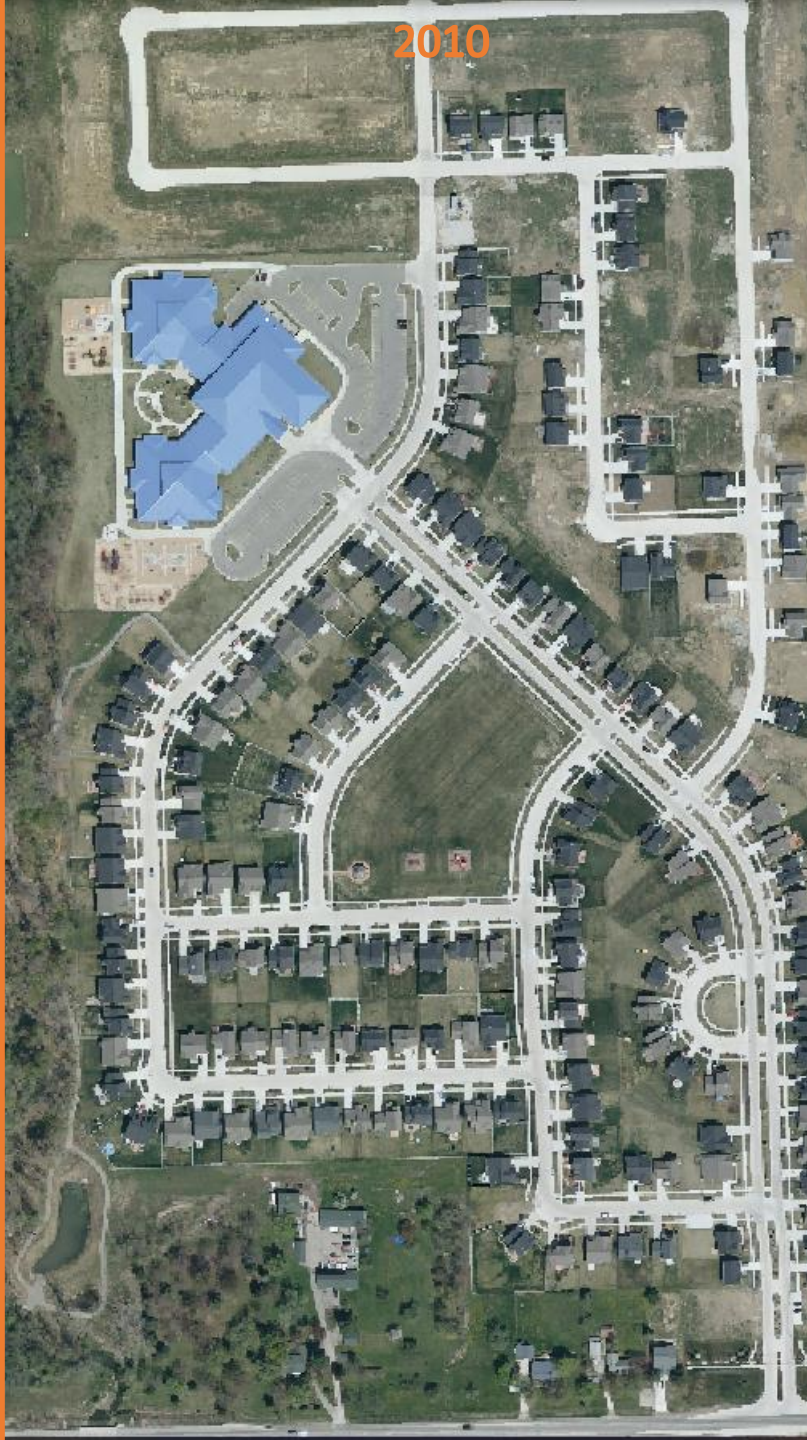
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- Decora Park Subdivision was originally developed by a partnership between Lombardo Construction and American Heartland in 2003
- At the heart of the subdivision is our main park with gazebo, swing set, and playscape. The subdivision also includes a half mile nature trail which winds through the woods to the west of the subdivision. New Haven Elementary was also built with the subdivision.
- About 160 houses were originally built by Lombardo and American Heartland before the housing market collapse of 2008 brought construction to a halt.
- By 2017, market conditions improved, and Lombardo re-opened the subdivision for completion. Construction completed in 2021 with the subdivision fully occupied with all 293 houses.
- Although connected, Decora Park North Subdivision is considered a separate subdivision with their own Homeowners Association.

2005



2010



2020



# Decora Park Homeowners Association

- Decora Park Subdivision was established with a HOA responsible for the upkeep and maintenance of the common elements of the subdivision.
  - Common elements include, but not limited to, the front entrance, median along Decora Park Boulevard, the park, nature trail, streetlights, etc.
- The [bylaws](#) are put in place by the developer of the subdivision and require 2/3rds of the subdivision to approve any changes
  - As of this writing, the only successful bylaw modification has been to allow above ground pools in the subdivision
- In addition to the bylaws, the HOA has [Architectural Guidelines](#) that we follow – these are guidelines that the board can change and publish out to the residents.
- In 2021, the HOA Board also published a [Rules & Regulations \(R&R\) document](#) which clarifies the Board’s interpretations and leniencies with the bylaws.
- Residents in the subdivision are called “co-owners” because we all have ownership of the common elements in the subdivision; this is not to be confused with ownership of your house – you own your house.

# Life in a HOA

- Many neighbors have anxiety at the thought of moving into an HOA subdivision – we’ve all seen the bad HOAs in the news.
- Exterior modifications such as exterior painting, cement work, decks, railings, swimming pools, sheds, and fences require a modification request.
  - Interior modifications, sod or grass seed, minor landscaping like planting flowers, bushes, or trees do not require modification requests. [More information on modification request process can be found in this presentation.](#)
- Houses in an HOA subdivision are expected to be kept neat and tidy. This is for your own benefit as well as the benefit of the entire subdivision – a well kept subdivision commands a premium when houses are sold!
  - This means lawns need to be mowed, rotten trim replaced, and clutter visible from the street minimized, etc.
  - This is typically the source of contention with neighbors and where an HOA is seen as overbearing. Pride of Ownership is a main theme in an HOA subdivision.
- Our HOA Board focuses on bringing the community together with activities and events for the kids and the adults alike! Our belief is a happy subdivision naturally leads to pride of ownership!
  - For 2021, the HOA hosted events such as monthly coffee, donuts and conversation at the gazebo; annual end of summer bash; Halloween kids party; Halloween adult party; water balloon battle; movie nights in the park; etc.

# Events and Activities

- The HOA Board really likes to promote activities for the subdivision to bring everyone together! Below is a list of some of the activities the HOA Board hosts:
  - Easter Egg Hunt in the Park
  - Coffee, Donuts, and Conversation @ the Gazebo
  - Movie Night in the Park
  - End of Summer Bash
  - Halloween Parties in the Park (Adult and Kid-themed parties)
  - Water Balloon Battles
  - Tree Lighting in the Park
  - Pictures with Santa
- Additionally, members of our subdivision really love to organize various additional activities through the year! These are just some of the traditions in our Subdivision that members of the sub carry on and are not HOA sponsored:
  - “You’ve been Boo’d”
  - “You’ve been Elfed/Boozed”
  - Adopt-a-Family at Christmas
  - Letters to Santa / Santa’s Mailbox
  - Decorating the sidewalks to welcome kids back to school
  - “Adult Treats” at Halloween
  - Teal Pumpkin Project at Halloween

# Who is “the HOA” ?

- Decora Park’s HOA is composed of 5 volunteers who are elected at our annual Co-Owners Meeting for 2 year terms.
  - From time to time, board members leave before their term is up. When this happens, the Board appoints someone to fill the seat until the next Co-Owners meeting. There the seat would be open for election for the remainder of the term.
- Officer titles are President, Vice President, Secretary, Treasurer, and Member at Large.
- The board members share responsibilities for approving modification requests, reviewing violations, neighbor complaints, approving subdivision contracts, scheduling any work required for upkeep of the subdivision’s common elements, etc.



# Management Company

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- Because the 5 members of the board are volunteers with other jobs and responsibilities, the HOA utilizes a management company to manage many aspects of the subdivision.
- The management company is responsible for sending out dues notices, meeting notices, violation letters, approval/rejection letters from modification requests, etc.
- The management company also manages the vendors which the subdivision utilizes for the upkeep of common elements.
- As of this writing, the subdivision's management company is Associa Kramer Triad.
  - To reach someone at Kramer Triad, please use the following number: (866) 788-5130
- When you close on your house, it typically takes about 6 to 8 weeks for your account to get created within our management company's system. After 6-8 weeks, you should receive a letter in the mail from Kramer Triad letting you know your account information. If you don't get that letter, please feel free to reach out to the HOA Board to get your account number OR call Kramer Triad's customer service number above.
- The main website we utilize for managing your account with the HOA is <https://www.townsq.io/>
  - You can pay your dues, submit architectural review requests (modification requests), and view any governing documents which have been uploaded to TownSq.

# Meetings

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**The HOA Board meets on a monthly basis to review financials, violations, delinquencies and anything else which requires the board's attention.**

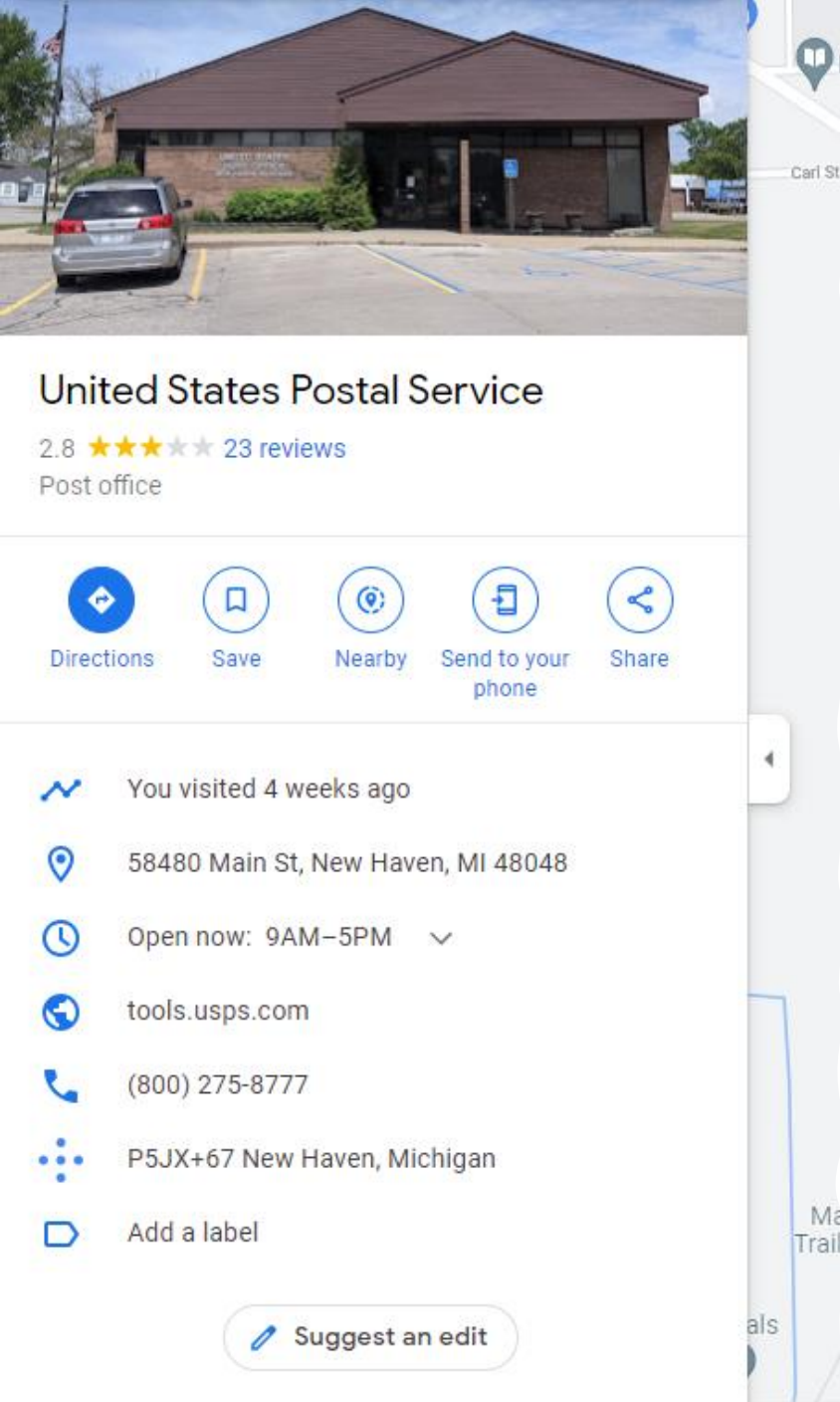
- These meetings are open to the public – if you'd like to attend, reach out to any member of the board or the Management Company.

**Annual Co-Owner meetings are typically held in April, but at the time of this writing the meeting schedule has been disrupted due to the covid-19 pandemic**

		2021 Budget	2022
<b>Expenses</b>			
<b>Administrative</b>			
5010	Bad Debt	\$ -	\$
5035	Decorations	\$ 3,000.00	\$
5090	Office Supplies	\$ 3,000.00	\$
5210	Printing/Copying	\$ 1,250.00	\$
5215	Postage	\$ 1,000.00	\$
6300	Fees & Permits	\$ 100.00	\$
7000	Accounting/Audit	\$ 500.00	\$
7020	Legal	\$ 2,000.00	\$
<b>Communications</b>			
5200	Community Events	\$ 2,185.00	\$
<b>Insurance</b>			
5445	General Liability Insurance	\$ 5,800.00	\$
<b>Utilities</b>			
6000	Electricity	\$ 2,000.00	\$
6025	Water	\$ 5,750.00	\$
<b>Landscaping</b>			
6110	Landscape Repair & Maintenance	\$ 5,000.00	\$
6125	Lawn fertilizer	\$ 1,975.00	\$
6140	Mowing & Edging	\$ 10,000.00	\$
6200	Irrigation Repair & Maintenance	\$ 2,000.00	\$
6750	Salt Supplies / Ice Melt	\$ 6,000.00	\$
<b>Contracted Services</b>			
6442	Snow Removal Services	\$ 5,000.00	\$
<b>Repair &amp; Maintenance</b>			
6530	Front Entrance Areas and Gazebo	\$ 4,000.00	\$
6640	Lighting / Exterior	\$ 1,500.00	\$
<b>Professional Services</b>			
7040	Management Fees	\$ 17,500.00	\$
<b>Other Expenses</b>			
9105	Reserve Contribution	\$ 14,040.00	\$

# Budget

- Every year, the HOA Board must establish a budget for the following year. The budget is mailed out to all co-owners around January.
- The budget takes into consideration historical spending, contractual spending (e.g. fertilizer contracts), etc.



# Mailbox Key

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- Our subdivision unfortunately has the Cluster Box Unit (CBU) mailboxes and not personal mailboxes at each house.
- One of the most common questions asked by new residents is “where do I get my mailbox key?”
- After closing on your house, head up to the New Haven Post Office and they’ll have you fill out a form to request a key. They’ll let you know which mailbox slot yours is and they’ll give you the key.

# Trash & Recycling

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- As of this writing, our Village's waste hauler is GFL and garbage day is on Friday.
- Our waste hauling bill is rolled into our monthly water bill sent by the Village.
- Per our current contract with GFL, you can utilize any trash can or recycling bin you personally own, or you can call GFL and purchase a bin from them.
  - If you use your own recycling or yard waste bins, visit the Village of New Haven's office for stickers you can put on the bins to designate them for recycling or yard waste.
- Yard waste is collected from April 1<sup>st</sup> through November 30<sup>th</sup> every year.
- GFL's customer service number: (844) 464-3587 Monday through Friday from 7:30 am to 5:00 pm.
- [More information on GFL's service for the Village of New Haven can be found in this PDF file \(click here\).](#)

## Holiday Schedule

GFL observes the following holidays:

<u>NEW YEARS DAY</u> January 1st	<u>MEMORIAL DAY</u> Last Monday in May	<u>INDEPENDENCE DAY</u> July 4th
<u>LABOR DAY</u> First Monday in September	<u>THANKSGIVING DAY</u> Fourth Thursday of November	<u>CHRISTMAS DAY</u> December 25th

**Please remember that if a holiday falls on a weekday, your scheduled service day will be delayed by one day.** Regular collection will resume the following week.

# Utilities

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## Gas:

- SemCo Energy Gas Company – (800) 624-2019  
<https://www.semcoenergygas.com/>

## Electricity:

- DTE Energy – (800) 477-4747  
<https://www.dteenergy.com/>

## TV / Internet:

- Comcast / Xfinity – (800)-XFINITY  
<https://www.xfinity.com/>
- AT&T – (844) 855-1539  
<https://www.att.com/>

# Water Bills & Taxes

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- The Village of New Haven sends the water bill out on a monthly basis.
  - Note the water bill is probably going to be higher than what you're used to paying. The Village of New Haven has water and sewer infrastructure upgrade bonds that are currently in repayment – they appear on the water bill as separate line items. Our trash bill is also added to the water bill. It's advisable to watch how much you run the sprinklers in the summer because it will add up! At the time of this writing, on a typical non-sprinkler month my family uses 5 units of water and the bill is about \$120 for the month.
- Our tax bills in the Village of New Haven are split between Village taxes and Township taxes. Village and Township taxes are both billed in the Summer while only Township taxes are billed in the Winter.
  - Township taxes are predominantly county-wide taxes such as DIA, Detroit Zoo, Macomb Intermediate School District, Macomb Community College, SMART bussing, etc.
  - Frequently, mortgage companies only plan for the Village or the Township tax when setting up the escrow and this leads to many new residents having escrow shortages. Please do yourself a favor and make sure that your mortgage company has both Village and Township taxes in the escrow calculation!