

Bloomfield-Berkshires Improvement
Association Annual Meeting Minutes

Wednesday, October 12, 2022

Time: 7:00 pm

Location: Bloomfield Township Auditorium
4200 Telegraph Road

1. **Call meeting to order.** The meeting was called to order by Tom Donnan and attendees introduced themselves.

2. **Nick Soley, Bloomfield Township Community Relations Officer**
Officer Soley introduced himself, detailed his background and gave a brief overview of what his job entails. He is responsible for providing public information through press releases, Twitter and Instagram. He is responsible for charity events and maintaining communication with homeowners' associations.

He provided an update on our concerns about speeders on Lincoln Drive. He used a temporary data collection device to record the speed of traffic and concluded there is clearly a speeding problem on Lincoln. His ability to collect data was limited by the battery life of the recording devices and replacing batteries is expensive. He is looking at different equipment that would be less costly to operate and could be more mobile. He has followed up with Oakland County since they have control. He said they would run their own survey of the speed of vehicles. One of the criteria they use is if more than 80 % of the vehicles exceed the speed limit they could consider raising the speed limit. Lincoln is not classified as a residential road and a number of years ago the speed limit was raised to 35 miles per hour. When residents objected, they reduced it back to 25 miles per hour. Due to headcount cutbacks, fewer officers are available to monitor speed and issue tickets. The millage that was recently approved will provide additional funds starting in April of 2023 and he understands the department will be able to hire more officers.

Officer Soley noted that crime was up in the last four months, and he provided details on some of the crimes and how the department has responded. He handed out his business cards and let people know he will come to their home and let them know what they can do to lessen their

vulnerability. Officer Soley outlined three areas of concern for residents: 1) Scams - Do not respond to any phone call or email that directs you to buy gift cards and give them the numbers. Do not give out personal information unless you are certain who you are communicating with; 2) Be sure to lock your car when left outside and do not leave valuables in the car and 3) Do not put outgoing mail in your mailbox. The USPS has a free service called Informed Delivery which lets you know what mail is expected to be delivered. Check it out at USPS.com.

3. Treasurer's Report Don Campbell gave his report which covered the last two years and was included in the handout. A copy is included in the minutes of the meeting.

4. Social Committee Report Sandy Debicki gave her report which covered the last two years and was included in the handout. A copy is included in the minutes of the meeting.

5. Building Committee Report Jim Trask gave his report which covered the last two years and was included in the handout. A copy is included in the minutes of the meeting.

6. President's Report Tom Donnan gave his report which was included in the handout. A copy is included in the minutes of the meeting.

7. Election of new board members On behalf of the Nominating Committee, Tom Donnan introduced Mitch Rademacher and Colin Watts as candidates for the two vacant positions on the board. Mitch and Colin gave brief introductions and a vote was taken by ballot. The ballots were counted and the vote was unanimous for both candidates.

8. Open Forum

9. Adjournment With no further business, the meeting was adjourned around 8:30 pm.

**Financial Statement for the Bloomfield-Berkshires Improvement Association as of
September 20, 2022**

Balance as of October 31 2020		\$ 18,421.41
Income:		
Association dues		\$ 8,140.00
Expenses:		
Web Site Expense		\$ 239.76
UHOA Dues		\$ 200.00
Landscaping - Ann Rose Court		\$ 495.00
Social Committee Expenses		\$ 2,235.26
Street Signs		\$ 1,300.00
D & O Insurance		\$ 1,072.28
State of Michigan Fees		\$ 40.00
Bank Fees		\$ 54.00
Printing and Mailing supplies/expenses		\$ 777.33
		\$ 6,413.63
Current Balance (September 20, 2022)		\$ 20,147.78
Current Paid Membership (calendar 2022):		126

BBIA SOCIAL COMMITTEE REPORT – Sandy Debicki

October 12, 2022

2021 On September 12 a neighborhood ice cream social was held at the home of Sandy Debicki. The purpose was to bring neighbors and their families together in an outdoor setting to meet and greet and enjoy the afternoon. An ice cream truck provided free ice cream and the Bloomfield Township Fire and Rescue team was on hand, also, to educate the children on the workings of the fire truck as well as teaching fire safety. The afternoon was considered a very positive and successful event.

In early October, the Social Committee set out to welcome new neighbors who had moved into the neighborhood in 2020 – 2021. There were approximately 30 new residents that were personally greeted, given a gift and a directory. This was well-received by those who were contacted.

On October 31st a neighborhood Halloween party for children and their families was held at Rachel and Bryan Leith's home on Old Mill. The weather was rainy, however those families who attending were treated to lots of food and treats before they set off trick-or-treating. Some thought was to given to re-evaluating the date and timing of the party for 2022.

2022 In March, a ladies' evening get-together "Wine and Unwind" was planned to encourage networking in generating ideas for bringing back events for the neighborhood after a long hiatus with Covid. Unfortunately, because it could only be held indoors, the event was cancelled. A later date is an option.

April was the deadline for submitting the updated 2022–2023 BBIA directory. Jim Trask was instrumental in all aspects of the final draft and his expertise was greatly appreciated.

On May 12th a successful outdoor event was held for the women of the neighborhood at the home of Leah and Josh Grenadier on Parkstone. The weather was perfect for the event and it was well-attended. The success of this gathering was in that many new neighbors got on board with wanting to become more involved with the BBIA Social Committee and their community goals.

What Projects Require Neighborhood Association Approval?

Any exterior building projects requiring a Township Building Permit should be reviewed with the BBIA Building Committee to confirm compliance with the Deed Restrictions.

The BBIA Building Committee reviews projects ONLY for compliance with Deed Restrictions. We do not impose any additional requirements beyond what is in the deed restrictions. We MAY be able to offer advice regarding Township requirements and permits, but we cannot speak for the Township.

The Association will be notified by the Township when a Permit application is filed or when a building project is before the Zoning Board of Appeals. If we have reviewed the project in advance, the Association can provide an approval stamp to accompany the application. If we have not reviewed it in advance, then we will contact the property owner to review the site plan and proposed building details. We can also review the full application materials at the Township office. **Please get your project pre-approved.** Any issues found after the permit is filed are likely to require modification and re-application by the homeowner.

Please review the deed restrictions for complete information on the requirements. Deed Restrictions can be found on page 41 of the Neighborhood Directory and on the BBIA website: http://www.bbia-neighbors.com/Documents/DEED_RESTRICTIONS.pdf . Please provide a copy to your architect and builder before plans are complete. The list of restrictions below is only a summary of the most common situations:

- Any residence, garage, or out-building must be set back at least 75 feet from the front lot line and 30 feet from each side lot line.
 - (Residences facing Lahser must be set back 100 feet from the front lot line. There are three homes on the south-east section of Wedgewood that have a 50-foot front setback requirement.)
- Garages must be “attached to and form part of the residence”. Garage doors must open toward a side or rear lot line.
- No fences are allowed in front yards. Fences located on side and rear yards are limited to 4 feet in height and must be of open design (picket, lattice, or similar). Brick or stone “fences” (walls) may not exceed 3 feet in height.

Please note that the Township has many regulations covering building codes, pools, generators, landscaping, and tree removal which are not covered by the Deed Restrictions. Detailed information on Township requirements is available from the Bloomfield Township Building Division at 248-433-7715 or <https://www.bloomfieldtpw.org/Services/Planning,-Building-Ordinances/Building-Permits.aspx>

BBIA Building Committee:

Jim Trask
248-729-1215
jameshtrask@comcast.net

Tom Donnan
248-645-2291
tjdonnan@att.net

Marcey Uday-Riley
248-760-1461
meur@mindspring.com

2020 Projects by Street

Street	Projects	Properties	
E. Greenwich	1	1	Deck
Lahser	2	2	fence, shed
Lincoln	4	2	Generator, Pool, Fences
Old Mill	2	2	new, Swim Spa
Pinewood	1	1	Plan Modifications
Sherwood	1	1	new
Wedgewood	1	1	Plan Modifications
Total	12	10	

2020 projects by type

2	New Construction
2	Plan Modifications
1	Deck
1	Shed
3	Fence
2	Pool/Spa
1	Generator
12	Total Projects

2021 Projects by Street

Street	Projects	Properties	
Bingham Rd	1	1	addition
E. Greenwich	2	2	new, deck
Jackson Park	1	1	generator
Lincoln	2	2	play structure, fence
Parkhurst	1	1	pool and fence
Parkstone	1	1	new
Sherwood	3	3	new, 2 addition
W. Greenwich	1	1	deck and porch
Wedgewood	3	3	fence, generator, gazebo
Total	15	15	

2021 Projects by Type

3	New Construction
2	Addition
2	Deck/Porch
2	Gazebo/Play structure
2	Fence
1	Pool
3	Generator
15	Total Projects

2022 Projects by Street

Street	Projects	Properties	
Lincoln	5	3	new, remodel, hot tub, patio
Old Mill	2	2	new, generator
Parkhurst	1	1	addition
Parkstone	5	4	2 new, pool, pergola, fence
W. Greenwich	1	1	shed
Wedgewood	1	1	new
total	15	12	

2022 projects by type

5	new construction
2	major remodel
1	addition
1	Deck/Porch/Patio
3	Pool/Spa/Hot Tub
1	Shed
1	fence
1	Generator
15	Total Projects

President's Report October 12, 2022

First, let me thank all of you for taking the time to attend our Annual Meeting. Also my thanks to the BBIA board members, Block Captains, Committee Members and all of you for your desire to make our neighborhood a great place to live. I would also like to recognize John Wehrle for his years of service on the board. He and his wife Barb have semi-retired and are spending winters in Florida.

Michigan Marketable Record Title Act

On Tuesday, November 9, 2021, I met with Don Campbell, Jim Trask and Steve Matta. Steve Matta is an attorney who addressed the United Home Owners Association on January 23, 2021 and provided an update on the new Michigan Marketable Record Title Act. After discussing the situation with Mr. Matta, the three of us agreed we should move forward with Mr. Matta to comply with the new act. The proposal was presented to the full BBIA Board at our August meeting and the Board voted to move forward with the proposal. Following is a summary of the background and next steps:

1. The Act was passed by the Michigan State Legislature in a lame duck session in 2018 which would void all deed restrictions over 40 years old in March of 2021. The legislature has extended the effective date for 3 years, until March 29, 2024. The reason for the extension is primarily to work out details more suitable for condominium associations.
2. Mr. Matta explained the reason for the Act is because of the way title companies have become involved in the way real estate transactions are handled and the new property owner may not necessarily be made aware of the deed restrictions. The purpose of the Act is to make it more likely for the new property owner to be made aware of the deed restrictions.
3. In order to make changes to deed restrictions, at least two thirds of all property owners need to approve any changes.
4. After a quick review of our documents, Mr Matta suggested a simple way to meet the new requirements if we did not make any changes to the our deed restrictions. He could refile our deed restrictions with a list of all property owners, their street address and the description of their property by liber and page. The deed restrictions would be unchanged with one exception. Because the Second Restriction has been voided by a decision of the Supreme Court. The Second Restriction specified the race and religion of property owners.

We are moving forward with Mr. Matta to refile our deed restrictions unchanged, with the exception of the nullification of the Second Restriction. Jim Trask pulled together the data Mr. Matta needs to file from existing data bases and provided it to Mr. Matta. Thanks to Jim's efforts, we eliminated the cost of a paralegal pulling the data together. Thanks Jim! Mr. Matta is in the process of refiling our Deed Restrictions.

Property Records Notification

No doubt you have received mail or heard advertisements about people who figured out how to steal your property by filing paperwork with the county clerk. For a fee, they offer to notify you when anything is filed at the county clerk on your property and allow you to take action, if needed. In case you are not aware, Oakland County Clerk/Registrar of Deeds offers Property Records Notification free for email alerts when new documents of interest are recorded at the Registrar of Deeds. You can sign up at: ocmideeds.com.