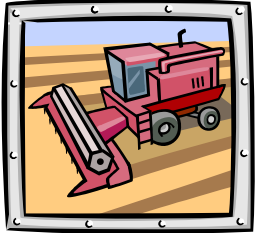




# Cumberland Hills CHRONICLE



## Notes from the President

Happy autumn! I hope everyone had a great summer and is ready to enjoy a spectacular fall! This article will be about several topics I hope are of interest to Cumberland Hills homeowners and residents.

- 1) After a longer than expected planning period, the new directories were printed and distributed. This was the first directory since 1996. I want to thank everyone who assisted in obtaining the information, proofreading it and distributing it. It looks great! I know there are a few mistakes or omissions that were unintended, but overall, I think it looks very good. I already have received several compliments about the directory overall and in particular, babysitter listing feature.
- 2) We have initiated the online community for Cumberland Hill's residents and homeowners. The more people who join and utilize the community, the more fun it will be and the more effective it will be. If you are not already a member, there are two ways to join:
  - A) Email me at: [cumberlandhills@hotmail.com](mailto:cumberlandhills@hotmail.com) and request to be a member. Please include what street you are on, I will email back to you with an invitation to join.
  - B) Go online to: [CumberlandHills@groups.msn.com](http://CumberlandHills@groups.msn.com) and request to join.

The online community can be a great way for the residents of Cumberland Hills to communicate. Either through the message boards or through the chat room, good information can be shared. The more people who become members and utilize it, the more effective and fun it will be. The Subdivision Association will also put important information on the site available for members to look at their leisure. Examples are the By-laws, Summary of Deed Restrictions, Meeting Dates, and topics to be discussed at the next meeting.

- 3) We welcome a new Treasurer: Vince Santavicca. One of the unforeseen results of Vince taking that position is that it inadvertently created a conflict of interest with the insurance company which insures Cumberland Hills. Vince works for the insurance company. We will need to obtain a new insurance company to cover Cumberland Hills.
- 4) As I walk or drive through the neighborhood, I am so impressed with the care that just about all homeowners put in to maintain their homes and property. Every day, there are people out trimming, planting, mowing, decorating and taking care of their

*(Continued on page 2)*

## About the Road Millage

On November 2, you will have the opportunity to vote on a road millage in the City of Rochester Hills to provide money to repair and maintain local streets. The amount of the millage is 2.91 mils which will cost most homes in Cumberland Hills \$250 – 300 a year annually.

Last November, the Board of Directors met with Mayor Sommerville, a member of her staff, and Bryan Barnett concerning Cumberland Hills Roads. We offered an alternative to the way the city has spent money to fix local roads in the past. In the past, the city has totally replaced all roads in a few subdivisions a year, whether the roads needed repair or not, with the intent on eventually redoing all subdivisions in a 10-15 year cycle. Unfortunately, the city has run out of money for local roads. The past several times the city has attempted to pass a road millage, it has failed. One reason for the failure is there is little incentive for individuals to vote for new

*(Continued on page 2)*

### BOARD OF DIRECTORS

<b>President</b>	<b>Paul Franklin</b> (248) 656-7057 <a href="mailto:cumberlandhills@hotmail.com">cumberlandhills@hotmail.com</a>	Elkhorn
<b>Vice President</b>	<b>Marc Andren</b> (248) 651-5919 <a href="mailto:mdandr@comcast.net">mdandr@comcast.net</a>	Highsplit
<b>Treasurer</b>	<b>Vince Santavicca</b> (248) 601-2910 <a href="mailto:motorcityvinny@comcast.net">motorcityvinny@comcast.net</a>	Avonstoke
<b>Secretary</b>	<b>Shelley Trainor</b> (248) 650-8931 <a href="mailto:foleytrainor@comcast.net">foleytrainor@comcast.net</a>	Union
<b>1st Alternate</b>	<b>Susan Bowyer</b> (248) 652-4645 <a href="mailto:drsusan@umich.edu">drsusan@umich.edu</a>	Cumberland
<b>2nd Alternate</b>	<b>Margaret Luecke</b> (248) 652-0616 <a href="mailto:malbc3@aol.com">malbc3@aol.com</a>	Harlan Ct.
<b>At-large</b>	<b>Larry Cojocari</b> (248) 651-0854 <a href="mailto:larrycojocari@yahoo.com">larrycojocari@yahoo.com</a>	Coldiron

## Notes from the President Cont.

homes. Keep up the good work.

- 5) Since the spring the Subdivision association has made several improvements as well:
- Have gotten the front entrance sign repainted
  - Replaced the crumbling split rail fences at the entrances to the Cumberland Commons and the Highsplit Commons
  - We took out a dead pine tree on the Bourbon Court Cul-de-sac and replaced it with a new 6 foot spruce.

I hope that this coming year will be productive for the subdivision. It faces a few large challenges. In the next several months, these are the challenges which I think Cumberland Hills will be dealing with:

During the November election there are a few ballot proposals which will affect Cumberland Hills or Cumberland Hills Residents one way or another. They are:

- 1) Road Millage in Rochester Hills. The proposal is for 2.91 mils which will mean about \$250-300 per year per house in increased property taxes. The city has told us they have no money to improve the roads. This millage will be the discussion topic at our October 19 meeting. Proponents and opponents of the millage are being invited to attend.
- 2) It has been suggested to me that Proposal 1 could affect Cumberland Hills indirectly as it could affect the amount of money that goes into the State's school aid fund creating a further strain on the state's budget.
- 3) The subdivision's contract with Waste Management for trash removal expires in July. Rochester Hills has decided against a single hauler for trash removal. The subdivision's Board of Directors needs to decide whether or not to extend the contract or go out to bid for trash services. A representative of Waste Management will be invited to our November meeting.

All homeowners are invited to give their input on these and other matters. Come to a Subdivision meeting, send me an email, join the online community and/or help with a social event. Help make Cumberland Hills better than it already is!

**Paul Franklin**  
**President**

## Road Millage Continued:

taxes if they will not receive benefit for several years.

The alternative we offered was to fix the top 10-20% of the most needy repair jobs in almost all subdivisions every year. Homeowners then would see immediate and constant benefit of their higher taxes.

Thus far, the city has not come out to endorse our alternative and has not announced how it will spend the money, if passed.

Road Millage proponents and opponents will be invited to the October 19 subdivision meeting.

## CHSA Treasurer's Report 09/07/2004

\*\*\*\*\*

### Cash on Hand

\$36,122.48

### Delinquent Dues—2004 and back

\$6,911.47



### Expected Dues - 2004

\$23,782.00

### Collected Dues 2004

(all deposited as of this date)

\$20,147.00

### Back Dues Collected

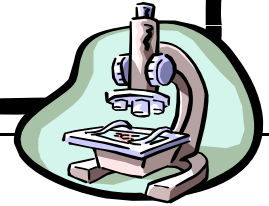
\$719.00

Cash Flow is adequate to cover expected expenses. Interest is being earned on all back dues over 1 year old at 6% annual yield. In order for those who owe dues to sell their house their Title Company must first contact us and pay back dues. While it would be nice to see a smaller number of delinquent dues, it does not appear to be putting our ability to operate in jeopardy. All bills received to date have been paid and thus no outstanding bills known at this time.

## Waste Management Trash Contract in last year!

Welcome to all new Cumberland Hills Homeowners! One of the things we have done to provide better service at lower costs is to have a long term contract with Waste Management for trash service. We encourage all Cumberland Hills residents to use Waste Management as they have provided service at significantly less cost than the other companies that bid. Just call Waste management and say you are a resident of Cumberland Hills and you will get the current rates - \$13.50 per month. In addition, if all homeowners/residents used the same trash hauler, we could cut the number of trucks on our streets by a significant amount.

The contract is up at the end of July 2005. The subdivision's Board of Directors will evaluate if we will ask Waste Management for another long term contract or go out for competitive bid. At the November 9 Board meeting, we hope to have a representative of Waste Management there to answer questions and concerns of Cumberland Hills residents



## Larry Cojocari vs. Arthritis

I was diagnosed with Rheumatoid Arthritis (RA) in 1999. There are over 100 types of arthritis, RA is just one of them. Some of the more common types are osteoarthritis, lupus, scleroderma and fibromyalgia. While many forms of arthritis affect the area in around the joint, some forms of the disease can seriously affect other parts of the body, including the skin and internal organs (Liver, Kidneys, Heart, Lungs, etc.).

There is no cure for the nation's #1 cause of disability. Worse yet, this disease is surging. Approximately one in three adults now have arthritis. I am sure you personally know someone suffering with this painful disease.

I have formed a team, "Cojo's Crew", along with the Arthritis Foundation to fight this painful disease. Please call me at 248-495-4324 to find out how YOU can make a difference.



## Holiday Decorating Contest

Cumberland Hills will be having a Holiday Decorating Contest. We want to encourage Cumberland Hills residents to decorate the exterior of their homes for the holidays and we will be awarding prizes to the three homes selected by the judges. Judging will take place between December 18 and 22. Prizes will include gift certificates to area stores and restaurants. No entry form is necessary.



## Upcoming CHSA Board Meetings



Tuesday, October 19  
Tuesday, November 9  
Tuesday, December 7

All meeting are in Hamlin School at 7:30 p.m. All homeowners are invited.



**FYI**

My name is Zack Franklin.

I want to assist Cumberland Hills residents free up valuable time by lawn mowing and leaf removal.

**Sign up today for Zack's Lawn Service!!!!**

For details, including my referral service and season discounts, call me at (248) 709-184 (not during school hours please) or email me at: [zackjf@gmail.com](mailto:zackjf@gmail.com).

**Cumberland Hills Subdivision Association**  
**P.O. Box 80087**  
**Rochester, MI 48308-0087**



*Meet some friends, attend the next homeowner's association meeting!*