



Cumberland Hills CHRONICLE



Notes from the President

From the President

On behalf of the Board of Directors, I hope everyone had a great summer. It was a little busier for me than previous summers.

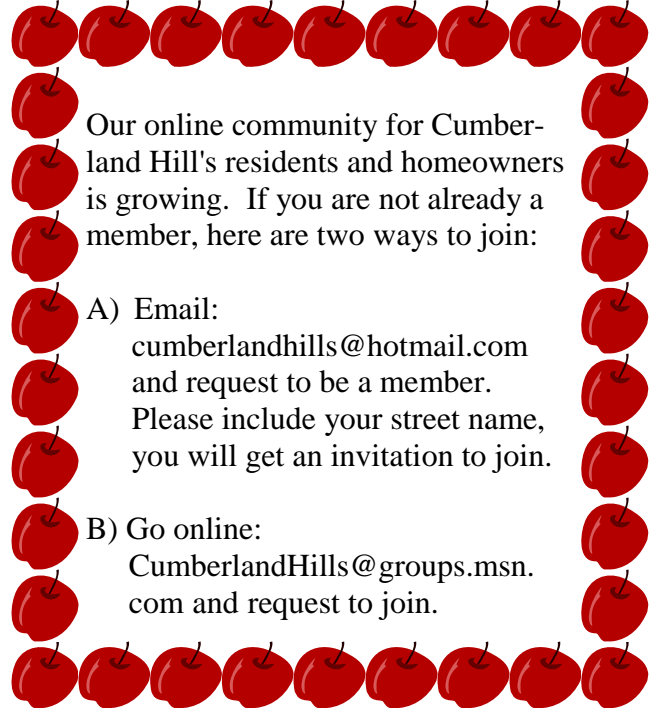
As most of you know, Cumberland Hills has a new five-year contract with Waste Management for trash removal. The price for the period from July 2005 to June 30, 2006 is only \$14.00 a month. The contract has a provision that the price that Waste Management charges includes environmental and fuel surcharges for the length of the contract. One of the goals of going with a single trash hauler is to reduce the number of heavy trucks traveling on our roads. Each different company that comes into Cumberland Hills to pick up trash brings in at least three heavy trucks and each truck contributes to the deterioration of our roads.

Speaking of roads, I have been serving on the residential road Ad-hoc Committee since January. This was a citizen group which has worked to try to find a solution to Rochester Hills local road problem. It was a very educational process. We examined the city budget, we learned about road construction and maintenance. We learned that it will take about \$10 million dollars annually for Rochester Hills to insure that every local road in Rochester Hills be repaired or reconstructed to be a level of good. Every road in Cumberland Hills is currently rated in poor condition. The committee recommended to the City Council and the City Council agreed to put on the November ballot, a creative millage proposal that is only one part of the road solution. The millage starts lower than the last three road Millages, 1.5 mils and gradually increases by .33 mils a year to the maximum amount of 2.75 mils. There is more about this in this newsletter and there will be a presentation to the subdivision at the September 20 Board of Directors meeting.

We have had several reports of foxes and coyotes, mostly in the Norton Commons retention area. The Subdivision Association hired an animal removal company to trap and relocate these animals. Two adult foxes were trapped,

(Continued on page 2)

Online Community



Our online community for Cumberland Hill's residents and homeowners is growing. If you are not already a member, here are two ways to join:

- A) Email: cumberlandhills@hotmail.com and request to be a member. Please include your street name, you will get an invitation to join.
- B) Go online: CumberlandHills@groups.msn.com and request to join.

BOARD OF DIRECTORS		
President	Paul Franklin (248) 656-7057 cumberlandhills@hotmail.com	Elkhorn
Vice President	Marc Andren (248) 651-5919 mdandr@comcast.net	Highsprint
Treasurer	Vince Santavicca (248) 601-2910 motorcityvinny@comcast.net	Avonstoke
Secretary	Susan Bowyer (248) 652-4645 drsusan@umich.edu	Cumberland

There are currently 3 vacancies for at large positions. If you are interested in serving or want to find out more, please email or call Paul Franklin prior to the September 20 meeting.

Notes from the President Cont.

male and female. Recently we have gotten additional reports of foxes so we will need to bring the trapper back. No open leg traps are allowed by Rochester Hills ordinance.

Several members of the Board of Directors have resigned and there are currently three vacancies. Anyone interested in serving on the Board, please email me or come to the September 20 meeting. I particularly want to thank Shelley Trainor for many years of involvement with Cumberland Hills Subdivision Association. She served as secretary and published the newsletter as well as coming up with the idea and planning the two Fall Festivals we sponsored. Thank you Shelley!

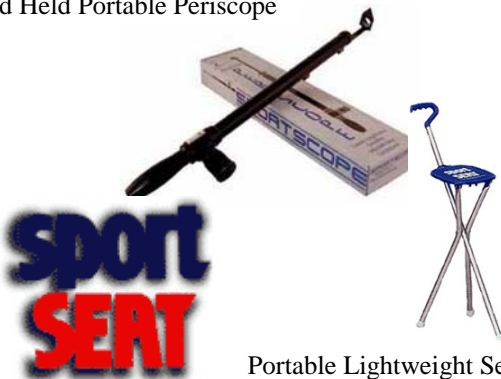
In addition to the road issue, several issues that the Board of Directors will be reviewing and working on include: ash trees in the commons, street lighting (on Entrance Island, Hamlin/Juengel and possibly sub wide), publishing a new directory, establishing a Cumberland Hills Web Page as well as publishing newsletters and organizing the garage sale.

Paul Franklin, President

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Roads

Once again roads will be an important issue. Saying "No new taxes" does not solve the problem. Instead it only delays it and the solution becomes more expensive.

The Residential Ad-Hoc Committee on Roads has come up with a creative and easier on the pocketbook plan to fix local roads in Rochester Hills than the past several road millages. It is a five part plan which only one part involves approving a millage. That part is detailed in the letter from the President. Two other parts involve city council policy changes which will allow the city to temporarily divert money from other areas to local roads, one part is to commit to using what is called ACT 51 funds for local roads and the last part is to hire a professional PR company to develop educational materials so that all voters in Rochester Hills will understand the issues involved with the road proposal.

Cumberland Hills is one of the subdivisions with the worst roads. The city estimates that 25% of our subdivision must be rebuilt. All the streets in the subdivision are rated in poor condition.

Please come to the presentation on September 20 at the Subdivision Association meeting. The meeting will be in the Media Center of Hamlin School and will begin at 7:30.

CHSA Treasurer's Report September 2005

Cash Flow is adequate to cover expected expenses. Interest is being earned on 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. All bills received to date have been paid and there are no outstanding bills at this time.



Waste Management

Cumberland Hills and Waste Management entered into a five-year agreement to provide trash removal service for Cumberland Hills Homeowners. In June of 2005, there were already 456 homes in the subdivision contracted with Waste Management for trash service, meaning that only 50 homes in the subdivision use other companies. The Board of Directors asks those homeowners to switch to Waste Management. There are two reasons. First is the price. The contract calls for the following monthly fees for service during the five years of the contract:

July 1, 2005 - June 30, 2006	\$14.00
July 1, 2006 - June 30, 2007	\$14.45
July 1, 2007 - June 30, 2008	\$14.85
July 1, 2008 - June 30, 2009	\$15.30
July 1, 2009 - June 30, 2010	\$15.75

This alone would be a reason to contract with Waste Management as it significantly lower than any other trash hauler that does business in Rochester Hills. The price includes bi-weekly recycling pick up and yard waste pick up between April 1 and November 30. It also allows large item pick up as well, although there might be some restrictions in the manner or preparation. For example, carpet pick up is allowed, but the carpet must be cut and rolled in lengths not to exceed 36 inches.

Another feature about the price is that there will be no fuel or environmental surcharges for the length of the contract. With fuel prices rising as fast as they have, Cumberland Hills Homeowners will save a bundle over the course of the contract.

The other reason everyone in Cumberland Hills should switch is to save our roads. Each hauler that comes in brings a minimum of three heavy duty trucks. These trucks contribute significantly to the breakdown of our roads. If everyone used the same hauler, the amount of trucks on our streets would be drastically reduced. On some streets, there are only two houses that use a different trash hauler but because each of them uses a different hauler, six more trucks contribute to the destruction of our roads.

Everyone that was using Waste Management prior to July 1 did not and does not need to do anything to register. New residents and those switching to Waste Management need to call the Pontiac Office and ask to be charged "CUH" pricing.

Selling your house?

If you are selling your house, please contact Vince Santavicca for your letter showing paid subdivision dues for your closing. He can be reached at: (248) 601-2910 Also, please be advised that our by-laws allow for only one real estate sign to be displayed per property. We have recently received complaints regarding poor upkeep on lawns in the subdivision. When we receive complaints the homeowner will receive a letter from the Board of Directors. If lawns reach 8" in height the city is notified, the lawn is cut by the city workers and the homeowner receives the bill. Let's work together to keep our neighborhood one of the most desirable in Rochester Hills.

Ash Trees

A few homeowners are concerned about ash trees on their property. The City has a program where the trees are removed on City owned property. Ash trees on private property are the homeowner's responsibility. Ash trees on the commons will be handled by the Board.



Upcoming CHSA Board Meetings



The Board of Directors of the Cumberland Hills Subdivision Association will meet at 7:30 p.m. in **Hamlin Elementary School** on the following dates:

- Tuesday, September 20, 2005 – Media Center (Presentation concerning the Road Millage)
- Tuesday, October 18, 2005- Media Center (Presentation from the candidates for At-Large City Council)
- Tuesday, November 15, 2005 - Conference Room
- Tuesday, December 6, 2005 - Conference Room

Zack is back!

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Accounting Practice – is in need of a “**Clerical Assistant**”. We are looking for a college student who is organized, detail oriented and conscientious. We will train. Word and Excel experience is a plus. If you would enjoy part time hours, having a flexible work schedule, being close to work and learning valuable business skills in a professional and comfortable environment, call 248-840-1282 to find out more.

AA Babysitting
Need a sitter?

I am a responsible 7th grader who loves kids and pets. I finished the babysitting course at Reuther.

Call Alyssa Franklin @ (248) 656-7057

For Sale

Ladies - **TREK Mountain Bike** for sale. Excellent condition.
\$125 or best offer. Call 248-840-1281.

King Koil - **King size mattress** for sale. Excellent condition.
Best offer. Call 248-840-1281.

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



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