



# Cumberland Hills CHRONICLE



## Notes from the President

Springtime! It is a great time of year! I look forward to the sounds of lawn mowers and trimmers in the neighborhood. It will be good to see more people walking in the streets, kids riding bikes and playing together and the smell of food cooking on the grill. All this and golf! Beats winter anytime.

The subdivision Board of Directors is dealing with a few issues on behalf of the subdivision. The most pressing one is trash! The contract for the subdivision waste removal contract with Waste Management expires at the end of June. Of the 516 homes in the subdivision, more than 460 homes contract with Waste Management. That is more than 90% of the subdivision. In the fall, the Board discussed how it would approach the contract. We decided to seek a bid to renew the contract with Waste Management and if the bid were a reasonable bid we would renew it. Waste Management five years ago beat the other bidders by far and by almost all accounts has done a pretty good job in our subdivision. We also came to the conclusion that it would be extremely difficult to get a large majority of the subdivisions homeowners to switch to another provider. To make a long story short, the base bid that was submitted is very good. The rates submitted are:

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

I am sure most of you will agree those fees are very good. But also we are aware that Waste Management, as well as all Waste Hauler Service Providers, is now charging a fuel and environmental surcharge. We are trying to have understandable language in the contract to explain the surcharges and a better understand when they will increase and decrease. Fuel surcharges will go up and down as the price of gas does, but we want to set thresholds for increases and decreases. Envi-

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## Subdivision Garage Sales

**The Annual  
Cumberland Hills Garage Sale**  
will be held on  
Thursday- Saturday, May 19-21.  
The subdivision will advertise in local newspapers and with signs along Hamlin. We will have sub maps at the Cumberland Entrance. Residents can have a sale on any and all days. Residents should supply their own balloons to mark their sale. So start cleaning out your closets and head for the bargains.

### BOARD OF DIRECTORS

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

## Notes from the President Cont.

ronmental surcharges stem from new requirements imposed by local, state and federal governments and the additional costs for Waste Haulers to comply with these new regulations. The environmental charges are probably permanent and will not decrease. The Board will review the proposal at its April 5 meeting.

Waste Management did get many angry calls, as did I, when they announced the surcharge increases last month. Several people called me to say their rates were increased. The current base rate is \$13.25 per month plus surcharges. This rate should apply to the end of June 2005. If it does not, you should call Waste Management and if they do not lower it, refer them to Coy Sheets. She is the person responsible for our contract. If they give you a problem adjusting your rate, please also let me know.

I hope this helps explain what is going on! We hope that we can get 100% participation! Enjoy spring!

**Paul Franklin**  
President

**FranklinDistributors**  
*Authorized supplier of*

**SPORTSCOPE**

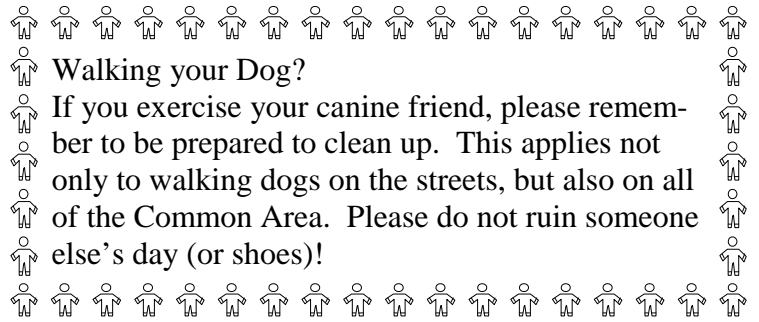
Hand Held Portable Periscope



**SPORT  
SEAT**

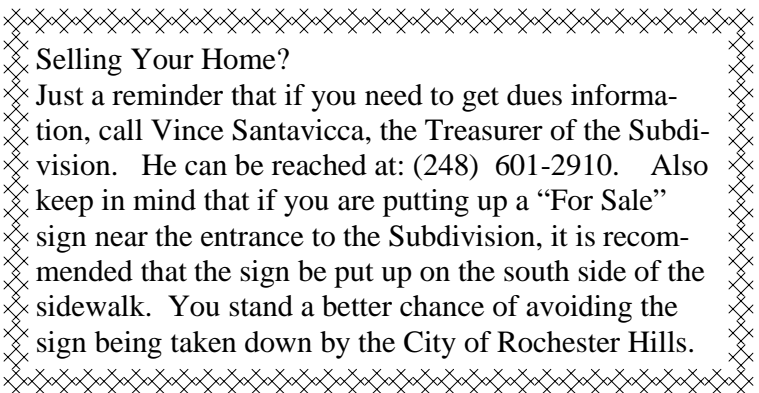
Portable Lightweight Seat

Contact Paul Franklin  
(248) 709-0338  
or  
paul@franklin-distributors.com



### Walking your Dog?

If you exercise your canine friend, please remember to be prepared to clean up. This applies not only to walking dogs on the streets, but also on all of the Common Area. Please do not ruin someone else's day (or shoes)!



### Selling Your Home?

Just a reminder that if you need to get dues information, call Vince Santavicca, the Treasurer of the Subdivision. He can be reached at: (248) 601-2910. Also keep in mind that if you are putting up a "For Sale" sign near the entrance to the Subdivision, it is recommended that the sign be put up on the south side of the sidewalk. You stand a better chance of avoiding the sign being taken down by the City of Rochester Hills.

## CHSA Treasurer's Report 03/19/2005

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**Cash on Hand**  
\$28,413.71

**Delinquent Dues—2004 and back**  
\$5,450.47

**Expected Dues - 2004**  
\$23,782.00

**Collected Dues 2004**  
(all deposited as of this date)  
\$22,237.00

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. 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 there are no outstanding bills at this time.

## Identity Theft

Identity theft is one of the fastest growing crimes in America. A survey conducted by the Federal Trade Commission found that 1 in 8 Americans have been victimized, at a cost of **\$10,200 each**. *How are the thieves gaining access to personal information?* **By Email scams, Telephone calls, and Mail theft.** Thieves steal newly delivered mail from mail boxes or mail that you have put out to be picked up. Some get letters with checking account numbers or credit card numbers from your trash.

*How can I protect myself against Identity Theft?*

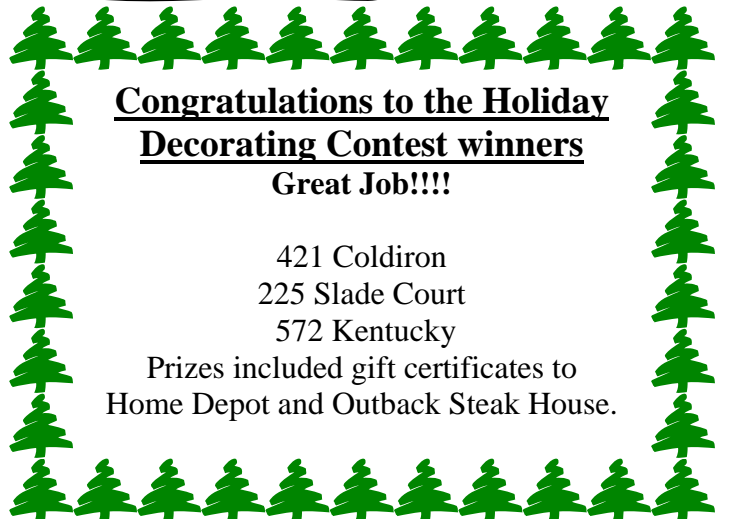
- When on the internet **do not** click on links requiring your social security number, birth date, account number or other personal information.
- Use a low limit credit card whenever making a purchase on the internet.
- Be wary of unsolicited phone calls. Hang up and call the company yourself if you become suspicious or if the caller asks for any personal information.
- **Do not put outgoing mail in your mail box** and retrieve incoming mail as soon as possible.
- When ordering checks omit your driver's license number and/or social security number.
- When writing checks do not put the entire account number on the memo line.
- Read your statements monthly and watch for purchases you did not make.
- Keep records of all credit card and on-line purchases including dates and order numbers.
- Be watchful of persons standing nearby while at ATM machines and store registers.
- Shred papers with account numbers on them before putting them out for trash.
- If your wallet or purse is lost or stolen call all credit card companies and cancel credit cards.
- Check your credit report once a year through either, Equifax, Experian, or TransUnion.
- **If you become a victim of Identity Theft go to the web site set up by the Federal Trade Commission at [www.consumer.gov/idtheft](http://www.consumer.gov/idtheft).**

Most insurance companies offer identity theft insurance, contact you insurance company for more information.

## Oakland County Sheriff's Department CRIME STATISTICS

for Cumberland Hills in 2003-2004.

Murder/manslaughter	0
Forcible sexual offenses	0
Robbery	0
Assault offenses (mostly domestic)	6
Burglary/Home invasion	1
Larceny	5
Motor vehicle theft	0
Arson	0
Kidnapping/abduction (Parental)	1
Forgery	0
Fraud	3
Embezzlement	0
Stolen Property (receiving/concealing)	0
Damage to property	9
Weapons Violations	0
Drug Law Violations	1
Operating under the Influence	0
Disorderly person	0
Juvenile Offenses	2
Traffic Offenses	0
Traffic crashes	3
Misc. Including alarms, sick injury, follow up investigations	95



### Congratulations to the Holiday Decorating Contest winners Great Job!!!!

421 Coldiron  
225 Slade Court  
572 Kentucky

Prizes included gift certificates to  
Home Depot and Outback Steak House.



## Upcoming CHSA Board Meetings



Tuesday, April 5  
Tuesday, May 3

Tuesday, May 24 Annual Meeting combined with a Home Improvement Expo in the Hamlin Gym.  
If anyone is interested in putting up a display please contact Paul Franklin to sign up for space.

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

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★ We would like to survey the home owners to determine if there is interest in having a rustic-covered picnic area /gazebo in the commons areas near the entrance on Cumberland Road.

★ Please email a yes or no vote to:  
cumberlandhills@hotmail.com

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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](mailto:cumberlandhills@hotmail.com) and request to be a member. Please include your street name, you will get an invitation to join.

B) B) Go online: [CumberlandHills@groups.msn.com](mailto:CumberlandHills@groups.msn.com) and request to join.

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



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