

2016 KFHA Fall/Winter Newsletter

Kendallwood Farms Homeowners Association
P.O. Box 2922, Farmington Hills, MI 48333

[Facebook.com/KendallwoodFH](https://www.facebook.com/KendallwoodFH)

KFHA.net

<mailto:KFHAsub@gmail.com>

President – Sandra Groves 248.324.1239
Vice President – Leslie Washington 248.553.0527
Treasurer – Norma Greeley 248.553.7556
Secretary – Reid Heitkamp 248.553-8423
Board Members – Mark Bray, Kevin Brown, John Ferguson, Adam Specht, Sydney Turner
Social – John & Andrea Wittner 248.987-8880

Welcome

We would like to extend a warm welcome to our new homeowners. If you are a new homeowner to our subdivision and would like a welcome package please contact Marta Johnston at 248.505.9587. New resident information is available on the City of Farmington Hills website.



Holiday Decorating Contest!

We are sponsoring an exterior home holiday decoration contest for all dues paid residents. Nominations can be submitted via our website (KFHA.net) no later than December 18, 2016. You may self-nominate, and Board members may not participate. A **\$50 gift card** will be given to the winning homeowner!

Traffic Study

Due to the continued complaints from residents about the speeding in our subdivision, Mark Saksewski, PE, Traffic Engineer for the City of Farmington Hills, met with the Board and presented the criteria for installing speed bumps. The first step in the traffic study is the monitoring of speeds on Brandywine, Red Clover, Bonnet Hill, Baintree, and Kendallwood. There will also be increased police monitoring of speeders and tickets may be issued to violators. As a reminder, our subdivision speed limit is 25 miles per hour. As a courtesy, it's appreciated to slow down more when passing pedestrians in our streets. We need to keep our children and walkers safe.

FENCES AND ADDITIONS

We continue to have residents that will not adhere to subdivision restrictions regarding fences and additions. While the City may issue you a permit without our approval, you are still violating our guidelines, and we may take legal action against you. If you are considering putting up a fence or an addition to your home, please contact a board member at the number listed above to ensure compliance with our restrictions.



Deer

You may have received a survey from the City regarding deer, please complete and return as requested. This is an indication that there is a large deer population in our area. Please be careful as you drive.

Street Repairs

Did you know that if our subdivision was selected for resurfacing, homeowners would be expected to pay 80% of the cost? This cost could not be passed on to a new homeowner and you would have 10 years to pay the assessment. A couple of subdivisions have filed lawsuits against the City over the resurfacing of their streets. In some cases the assessment has exceeded \$10,000.

New Website (KFHA.net)

Our website has just been redesigned by Adam Specht. We will continually be adding more information as time goes on. After you complete your resident survey, please click around check it out! Any suggestions for additions to the site are welcome!



NEIGHBORHOOD EVENT COMMITTEE & SOCIAL ACTIVITIES

John and Andrea Wittner has volunteered to coordinate the social activities and events for our community. As part of the planning, we are requesting that residents

complete a survey requesting basic information which can be found on our website. Over the years, we have seen many new families move in, and we feel the survey will better assist us to determine neighborhood demographics. This will help us organize events for all age groups. We are looking for ideas of social activities & events you would like to see! [Please complete the quick resident survey so we can better plan social activities for 2017!](#) Our first focus will be on whole family events. We are also looking for volunteers to help with these activities. Please go to KFHA.net and click on the **"Activities Committee Survey"** link.

2016 POOL PARTY

As you may know, the Kendallwood pool closed in 2015. We unsuccessfully attempted to book a pool club in the area so we were unable to sponsor our annual pool party this year. This is another reason for the demographic survey above, so we can plan events that appealing and inclusive for our residents.

Be a Good Neighbor

Dog Walking. It is a City requirement that you bag your pet's waste and that your pet be leashed. If a property owner requests that you not use their yard as a "rest stop", please respect their wishes and don't allow your pet to use their yard. Dogs over 4 months old are required to be licensed.



Cats. While there are no current City regulations regarding cats, show the same courtesy to your neighbor and don't use their yards for litter boxes.

Zoning Restrictions

- You may not park commercial vehicles on your property.
- You may not cover a vehicle and park it in your driveway
- You may not burn trash or leaves on your property.

Failure to comply with **ANY** city ordinance may result in a monetary fine. Residents have been ticketed and fined in the past, some resulting in Court appearances.

Contact Information

The Kendallwood Farms Homeowners Association Inc. (KFHA) may be reached via mail at P.O. Box 2922, Farmington Hills, MI 48333 or at telephone numbers listed in the Homeowners Directory or this newsletter.
Website: www.kfha.net
Email address: kfhasub@gmail.com
Facebook: [Facebook.com/KendallwoodFH](https://www.facebook.com/KendallwoodFH)
(John Ferguson maintains our page)
Our Webmaster is Adam Specht.



If you would like to help us save money and receive your newsletter via email, please go to our website and provide your email information. Thank you.