

Torwood Homeowners Association
Board Meeting
April 11, 2012
7:00 pm

Present: Heather Singh, Paul Borger, Tom Krisher

* The board is starting to explore maintenance of the storm water retention ponds off Pembroke Drive and Castlebury Circle. The maintenance for both is likely to cost more than \$28,000, making this by far the most expensive project ever undertaken by the association.

The community's bylaws require that the ponds be maintained by the developer until the final house is built in the subdivision. But the board had to take responsibility for the ponds when the developer, Bob Therman, stopped building in the community due to his financial problems.

Two contractors have visited the sites and confirmed our suspicions that sedimentation from development and growth of trees and other plants have disrupted the flow of water in the ponds. Both said that trees need to be removed and new channels need to be excavated. Also, the overflow drains should be revamped to make sure they flow correctly.

The south pond on Pembroke is at least 15 years old, while the north pond off Castlebury is at least 12 years old.

The board has been saving money for this project for years and has about \$20,000 in reserve. Members discussed the possibility of a \$50 special assessment to help fund the maintenance, perhaps in 2013, but no decision was made until we know the final prices.

The board decided to contact the Washtenaw County Drain Commission and City of Saline for guidance on the next steps, which may include hiring an engineer to advise us.

2. Speeding complaints:

* Several residents have contacted Heather about people driving fast through the community. Heather talked to the Saline Police Department, which promised to step up patrols in the neighborhood. There also have been discussions with the police and neighbors about placing a "Slow, Children at Play" sign in the neighborhood.

3. Financials:

* Heather reported that two homeowners have yet to pay their annual dues. The board is looking into ways to collect the money. Dues on newly developed lots will be paid at closing.

3. Landscape Committee:

* With Chris Chapin moving from the community, Wade Tornquist is now the head of the committee. Gary Ancinec volunteered to be on the committee in March, and Mike Weber remains on the committee.

3. Old Business:

* Kathy Mahalick has once again agreed to lead the community-wide garage sale. She is thinking about moving it from spring to later in the summer to give people more time to clean out their homes.

* The board agreed to table action on a community directory until later in the year, before the annual newsletter goes out.

Meeting adjourned at 8:30 p.m.