

TORWOOD HOMEOWNERS ASSOCIATION



Greetings to homeowners in the Torwood Subdivision! The purpose of this annual newsletter is to make you aware of the upcoming Torwood Homeowners Association (THA) annual meeting and happenings in the neighborhood. We want you to know about accomplishments, issues of concern to every homeowner, decisions that have been made by the Board of Directors and events that will take place in the future.

Addressed in this newsletter are the following topics:

- 2009 THA Annual Meeting notice for October 28<sup>th</sup> at 7:00 P.M. Saline Library
- Special Recognition
- Committee Update (accomplishments)
  - Architecture
    - Master Deed Fourth Amendment inclusion
  - Neighborhood (watch)
  - Landscape
    - New 3yr lawn care grounds maintenance & snow removal
- Treasurer's Report
- Reminders about Torwood By-Laws and Homeowner Responsibilities
- Nomination & Proxy Voting Form
- 2010 THA Directory Form
- 2010 THA Annual Dues Statement & Payment Policy
- Torwood Survey

Your Board is making investments to continue to make Torwood a Great Place to Live and the desired place to raise a family! It has been a pleasure to serve you this year. **Current THA Board members are:**

Chris Chapin, President:	Currently serving 2 <sup>nd</sup> term – expires 12-31-2009
Julie Dils, Vice President:	Currently serving 3 <sup>rd</sup> term – expires 12-31-2009
Robin Rasor, Treasurer:	Currently serving 3 <sup>rd</sup> term – expires 12-31-2010
Mary Tornquist, Secretary:	Currently serving 3 <sup>rd</sup> term – expires 12-31-2010
John Zemba, Member-at-Large:	Currently serving 2 <sup>nd</sup> term – expires 12-31-2010

As a reminder, the Torwood Website ([www.torwood.org](http://www.torwood.org)) is available for your use, and through it, just about anything and everything you could ever want to know about our neighborhood is in one location.

Please also review the enclosed “*Important Information and Reminders about Torwood By-Laws and Homeowner Responsibilities.*” Over the recent years, we have learned that many “re-sale” properties are not receiving the “Homeowner’s Booklet” that is issued at new build closing. This partial list will help guide homeowners in regards to landscaping requirements, physical property requirements, maintenance, and more. A complete copy of the Bylaws is available on the Torwood website.

Your Board of Directors commits a significant amount of time, energy, enthusiasm and commitment to making Torwood a “Great Place to Live”. We hope that you appreciate these efforts and that you will continue to support the Board.

If you have any questions or comments, please contact one of the BOD members listed below.

Thank you,

Board of Directors,

Chris Chapin 944-2257	chapinc@umich.edu
Julie Dils 429-3332	jdils@comcast.net
Robin Rasor 944-3359	rrasor@comcast.net
Mary Tornquist 429-2551	maryshortcake@verizon.net
John Zemba 429-7419	zembaj@comcast.net

Torwood Email: [Torwood.admin@torwood.org](mailto:Torwood.admin@torwood.org)

## TABLE OF CONTENTS

1.	2009 THA Annual Meeting:.....	1
2.	Special Recognition:.....	2
3.	Committees Update:.....	3
4.	Treasurer’s Report: .....	8
5.	Reminders about Torwood By-Laws and Homeowner Responsibilities: .....	9
6.	Nomination & Proxy Voting Form: .....	10
7.	2010 Torwood Directory Information Request Form: .....	11
8.	2010 THA Annual Dues Statement:.....	12
9.	Torwood Survey:.....	13

## **1. 2009 THA Annual Meeting:**

**The Torwood Homeowners Association annual meeting has been scheduled to take place on October 28, 2009. The meeting will be at 7:00 PM in the Saline Library Brecon meeting room, 555 N. Maple Rd., Saline MI. 48176.**

Your attendance is requested, not only to hear what your Board has accomplished this year, but also so that your voice may be heard on areas you would like the Board to address.

If you are unable to attend the annual THA meeting on Oct 28, 2009, please complete the proxy information on the form attached and return it to the address noted no later than Oct 23rd. You can also complete the proxy on the Torwood Website at [www.torwood.org](http://www.torwood.org). The board member of your choice will vote on your behalf. Only signed proxies will be accepted.

Any current homeowner<sup>1</sup> may be nominated for a Board position. If you would like to nominate a current homeowner please do so using the Proxy form or sending an email to [torwood.admin@torwood.org](mailto:torwood.admin@torwood.org).

You also have an opportunity to sign up for several of the THA committees:

- Landscaping
- Architecture
- Neighborhood (watch)

Please see the Torwood website for more information about the purpose of each committee under the "Committees" link. If you do not have access to the Torwood website, please contact Mary Tornquist (Secretary) for a hardware copy.

We still have a number of houses without email addresses. Without email, these families are not receiving periodic notices regarding the neighborhood and require us to do individual mailings, also increasing our costs. If you have email accounts, we would very much appreciate your providing them to us when returning your 2010 dues statement for payment so we can add (update) you on our mailing list.

The **agenda** for the October 28<sup>th</sup> THA meeting will be the following:

- Introductions
- Reading of the 2008 THA meeting minutes
- Committee Updates
  - Architecture
  - Neighborhood (watch)
  - Landscape
- Treasurer's Report
  - 2009 Year to Date
  - 2009 Estimated Finish
  - 2010 Proposed Budget
  - Annual Dues for 2010
- Annual Garage Sale – interest
- Elections
  - Two open Board positions
  - Committee openings
- Open Q&A

## 2. Special Recognition:

- Ron & Lisa Smart for watering the updated plants in Edinburgh Ct.
- Anna Saylon for handling the logistics of this year's sub-wide garage sale.
- Paul Borger for pulling together a very successful Torwood group concrete repair / replacement project.
- 26 residents that participated in the first annual Torwood Cleanup held on May 9th

Tony and Sonja Caprarese  
Chris Chapin  
Jim and Caryn Datson  
Ken and Cindy Lark  
Amy Lepore & (2) kids  
Louis and Victoria Moore  
John Zemba

Milan Radovich & (2) kids  
Robin Rasor  
Wade and Mary Tornquist  
Walt Trancygier  
Kris Walder & (3) kids  
Jeff and Leslie Wilkins



- Committee Chairs:
  - John Zemba – Architecture
  - Jeff Wilkins – Landscape
  
- Committee Members:
  - Architecture:                 Sonja Caprarese  
                                          Chris Chapin
  
  - Neighborhood:                Cheryl Haller  
                                          Tony Caprarese  
                                          Julie Jarrett  
                                          Tom Tew  
                                          Leslie Wilkins
  
  - Landscape                       Chris Chapin  
                                          Michael Weber

### 3. Committees Update:

- **Architecture Committee**

**Mission:** The Architecture Committee's mission is to assist the Board of Directors of the THA by addressing ongoing architecture control requests submitted to the THA Board ensuring the request meet the guidelines of the Torwood By-Laws. The purpose of the Architecture Committee is to preserve and promote the attractiveness of the Torwood community by enforcing the architecture By-Laws. This will be accomplished by, but not limited to, the following actions:

**Actions:**

- Take a leadership role regarding Architecture reviews and issues on behalf of, and/or at the direction of, the Board of Directors.
- Review of homeowner requests made to the board as required, keeping homeowners advised of architecture issues in a timely and consistent manner.
- Hold at a minimum quarterly meetings to address architectural actions or issues and act on those issues in a timely fashion. Time sensitive actions will be addressed by the committee meeting as needed to adequately address the timeline by the requestor or issue presented.
- Make recommendations and suggestions to the Board of Directors as required.

**Committee Members:** Sonja Caprarese, Chris Chapin

**Accomplishments:**

- Replaced 3 sidewalk sections along Austin rd
- 7 Architecture reviews, 6 authorized & 1 denied

**Committee Opportunities:**

- Three volunteers needed to be part of the Architecture Committee for 2010. Please let Mary Tornquist ([maryshortcake@verizon.net](mailto:maryshortcake@verizon.net)) know of your interest.

**How to apply for Architecture review:**

- Retrieve an Architecture review form from the neighborhood website: [www.torwood.org](http://www.torwood.org)
- click on "Committees" button
- click on "THA Project Review Application" link and the form will open
- Print and complete the form.
- Submit the application form and supporting documentation for review by either Email: [Torwood.admin@torwood.org](mailto:Torwood.admin@torwood.org)
- or US mail to: Torwood Homeowners Association  
PO Box 622  
Saline, MI 48176
- Allow for 1-2 weeks for typical approval turn-around.

### **Master Deed Update**

Over the summer, the HOA amended the Master Deed with the inclusion of the Forth (4th) Amendment as follows:

Delete current Article VIII, Section 4 and replace with the following:

Section 4. Quorum. A quorum shall constitute a simple majority of the total number of owners qualified to vote present at a meeting of the members of the Association combined with the number of proxies of qualified owners obtained for such meeting, except for voting on questions specifically required by the Project documents to require a greater quorum. The written vote of any person furnished at or prior to any duly called meeting at which meeting said person is not otherwise present in person or by proxy shall be counted in determining the presence of a quorum with respect to the question upon which the vote is cast.

Delete current Article XI, Section 3 and replace with the following:

Section 3. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and may do all acts and things as are not prohibited by the Project documents or required thereby to be exercised and done by the owners. Beginning in calendar year 2010 and for each year thereafter, the dues for the five principle Directors shall be reduced by one-half. If approved by the majority of Directors, the dues for other officers, such as a committee chairperson, may be reduced by 25%.

Addition of a new Article VI, Section 1(e) shall be as follows:

Article VI, Section 1(e). Swimming Pools. All swimming pools shall be below ground, except children's play pools, hot tubs and Jacuzzi tubs. For the avoidance of doubt, "children's play pools" shall mean a plastic or rubber basin for filling with water for wading or sitting; and a tank or basin that is less than or equal to 1 foot deep when completely filled.

"Swimming pools" shall mean any structure that meets one or more of the following:

1. a tank or large artificial basin for filling with water for swimming;
2. a tank or basin that is installed in or on the ground;
3. Any tank or basin that is deeper than 1 foot when filled; or
4. any pool requiring ladders, pumps, filter systems or chlorine

*A full copy of the Torwood Master Deed, Amendments 1-4 and the Torwood Bylaws can be found on the Torwood website under the [Master Deeds Bylaws Policies Other documents](#) link.*

*If you do not have access to the website to download, print or read a copy of the Fourth Amendment send a request to email address: [Torwood.admin@torwood.org](mailto:Torwood.admin@torwood.org)*

## Neighborhood (watch) Committee

**Mission:** The Neighborhood Committee's mission is to preserve the quality of life in Torwood with neighborly compassion, responsibility and a continued focus on safety.

If the committee senses a need to inform all Torwood residents of an issue, you will be informed by group e-mail. Additionally, safety tips and welcoming our new neighbors to Torwood will be part of our charter.

The neighborhood watch is really an extension of what Torwood residents have been doing naturally, by looking out for each other's best interests each and every day.

Torwood became the first subdivision in Saline to have an officially recognized neighborhood watch program.

The Neighborhood Committee is made up of block captains that have an ownership to their defined section of the Torwood neighborhood. You can find your block captain by locating your home on the Torwood map, noting the block letter and then referencing the letter to one of the block captains noted below. [Torwood Map](#)

**Committee Members:** TBD – chairperson, TBD (section D), Tony Caprarese (section B), Cheryl Haller (section F), Julie Jarrett (section E), Tom Tew (section C), Leslie Wilkins (section A)

### Committee Opportunities:

- We would like to expand the Neighborhood (watch) Committee by forming a welcome committee and would like volunteers for 2010.
- We need a volunteer to chair the Neighborhood (watch) Committee for 2010

Please let Mary Tornquist ([maryshortcake@verizon.net](mailto:maryshortcake@verizon.net)) know of your interest in one of the above committee roles.



○ **Landscape Committee**

**Mission:** The Landscape Committee's mission is to assist the Board of Directors of the THA by researching, proposing to the THA Board, and implement ways to continuously beautify Torwood and provide areas for relaxation and play. This will be accomplished by, but not limited to, the following actions:

**Actions**

- Take a leadership role regarding landscape issues on behalf of, and/or at the direction of, the Board of Directors including: annual mulching, planting (trees, flowering plants etc.) and maintenance programs, renovation projects, on-going landscape evaluation, landscape maintenance specifications.
- Review of homeowner requests made to the board as required, keeping homeowners advised of landscape issues in a timely and consistent manner.
- Submit annual landscape budget to the board. This includes the common area mowing, fertilizing/weed control spraying, snow removal services and landscaping updates being proposed.
- Hold at a minimum quarterly meetings to address landscape issues and act on those issues in a timely fashion.
- Physically review the property on a monthly basis to identify problems and recommend corrective action.
- Physically review the Common Areas on a quarterly basis for sediment accumulation, floatables and debris, and erosion, per the By-laws Storm Water Management System Maintenance Plan Tasks and Schedule.
- Physically review the property on a quarterly basis and do, at minimum, the picking up of trash and/or debris that has collected in the common areas and retention ponds (drains).
- Supervise and manage the projects of any contractors who are providing services contracted by the THA Board of Directors.
- Make recommendations and suggestions to the Board of Directors as required.

**Committee Members:** Jeff Wilkins, Chris Chapin, Michael Weber

**Accomplishments:**

- Mulch special with Kevin's Landscaping
- Warranty plant replacement in Stone Glen, Bannock, Edinburgh courts
- Topsoil & reseeding along Austin Rd., Court common areas and Sidewalk between Pembroke & Castlebury
- Aeration of common areas
- Common area cleanup (tires & misc debris)
- 5 Landscape reviews & 5 authorized

**Committee Opportunities:**

- Three volunteers needed to be part of the Landscape Committee for 2010. Please let Mary Tornquist ([maryshortcake@verizon.net](mailto:maryshortcake@verizon.net)) know of your interest.

**How to apply for Landscape review:**

- Retrieve an Landscape review form from the neighborhood website: [www.torwood.org](http://www.torwood.org)
- click on "Committees" button
- click on "THA Project Review Application" link and the form will open
- Print and complete the form.
- Submit the application form and supporting documentation for review by either Email: [Torwood.admin@torwood.org](mailto:Torwood.admin@torwood.org)
- or US mail to: Torwood Homeowners Association  
PO Box 622  
Saline, MI 48176
- Allow for 5 to 14 days for typical approval turn-around.

**Lawn Care and Snow Removal Contract**

2009 is the final year of a 2-year grounds maintenance and snow removal contract with AK Lawncare. The Board of Directors with assistance from Jeff Wilkins (Landscape Committee Chairperson) sent a request for proposal (RFP) to 5 local service providers (see below).

AK Lawncare  
Bridgewater Fertilization  
Kevin's Landscaping  
Lawn Enforcement  
Prairie Run Lawn Care LLC

The RFP scope was detailed on the following delivery expectations to be delivered over a 3 year term:

- Mulching
- Spring Cleanup
- Bed maintenance
- Shrub and tree trimming
- Lawn cutting and trimming
- Fall cleanup
- Fertilizing grounds
- Snow plowing

The new 3 year agreement compared to today's agreement on like for like deliverables will save the Torwood HOA approximately \$3,891. The winner met all RFP requirements, with solid references, and was the lowest bid representing an 8% savings over the closest bidder. Since the bidders have not been notified of the results given the timing of this newsletter, we are not in position to share who the Torwood HOA will be awarding the contract to at this time. Complete details on the RFP scope and final agreement will be available and discussed at the Torwood Homeowners Association meeting on Oct 28<sup>th</sup>.

#### 4. Treasurer's Report:

➤ **Financial Summary:**

<u>Category</u>	2006 Yr End <u>Summary</u>	2007 Yr End <u>Summary</u>	2008 Yr End <u>Summary</u>	2009 <sup>1</sup> Yr to Date <u>Summary</u>	2009 Est Finish <u>Summary</u>
Total Assets	\$20,119	\$20,465	\$32,599	\$20,196	\$20,196
Total Liabilities	\$18,790	\$19,152	\$25,818	\$17,071	\$17,744
Equity / Balance	\$ 1,329	\$ 1,313	\$6,780	\$ 5,925	\$ 5,253 <sup>2</sup>
Annual Dues	\$125	\$150	\$200 <sup>3</sup>	\$150	-----

The 2010 budget details will be reviewed at the Torwood Homeowners Association meeting on Oct 28<sup>th</sup>.

Note: 2010 budget is based on 125 paying households



Did You Know:

- Arboretum annual homeowner dues fee is \$250
- Centennial Farms annual homeowner dues fee is \$200 (plus park fees of \$150)
- Wildwood annual homeowner dues fee is \$200

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<sup>1</sup> Based on financial status as of the Oct 6, 2009.

<sup>2</sup> Includes bylaws 10% budget reserve fund of \$2,000, plus \$800 escrow for future mailbox post repairs & painting and cash on hand of \$3,124 carried forward into 2010 fiscal year.

<sup>3</sup> Based on \$150 due + \$50 Landscaping special assessment fee

## **5. Reminders about Torwood By-Laws and Homeowner Responsibilities:**

### **IMPORTANT**

This is not intended to be a complete listing of Torwood By-Laws, Rights and Responsibilities, or as a legally binding document. It is only intended as an “Informational and Reminder,” list, and is being provided in response to the most obvious violations or issues we have observed in Torwood. For further information, please refer to your “PURCHASER INFORMATION BOOKLET FOR TORWOOD” that was provided to each homeowner at closing. A free copy can be downloaded from the [www.torwood.org](http://www.torwood.org) website if you prefer. Thank you.

- Individual or group Garage Sales are not allowed unless sanctioned by the THA BOD.
- It is the homeowner’s responsibility to keep the Purchaser Information Booklet for Torwood as a document of record for the property and it is to be provided to any subsequent homeowner at sale of property.
- Any exterior structural changes to your unit must have prior approval of the Torwood Homeowners Association (THA) Board of Directors (BOD).<sup>4</sup>
- All exterior paint colors and schemes must have prior approval of the THA BOD.<sup>5</sup>
- Each unit is responsible to submit landscaping plans and obtain prior approval of the THA BOD and / or Landscaping Committee, and is required to maintain them in accordance with the By-Laws.<sup>6</sup> Landscaping must occur within 6 months of closing on a newly constructed home.
- Trash receptacles shall be maintained in garages and shall not be permitted to remain elsewhere on the unit or common areas except for short periods of time as may be reasonably necessary to permit periodic collection of trash. It’s expected that receptacles are not placed on the curb until 6PM of the day prior to scheduled pickup, and must be returned to the garage by the end of the pickup day.
- No trailers, campers, or similar items are permitted to be placed on any unit lot for more than 24 hrs prior to and after use.
- All pets must be controlled and waste picked up if walked outside of the homeowner’s property.
- Yard waste or any other material is not to be dumped in a common area, especially not the retention ponds. Clean up contracted by the THA BOD as a result of dumping in a common area by a resident will be at the total expense of the resident who dumped the materials.
- Each owner shall promptly dispose of all refuse and garbage so that it will not be objectionable or visible to adjunct owners. No outside storage of refuse or garbage shall be permitted.
- Disposal of yard waste should be handled in a timely manner.
- Keep yard mowed per city ordinance (nothing over 6 inches).
- Cul-de-sacs are not playgrounds (see Section 13 on page 19 of the By-Laws “Common Element Maintenance”) and need to be respected, as all homeowners pay for the upkeep.
- Watch speed limit when driving through Torwood as more and more kids are out playing in the nicer weather.

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<sup>4</sup> See the Torwood website, Committees link then choose the [THA Project Review Application](#) form.

<sup>5</sup> See the Torwood website, Committees link then choose the [THA Project Review Application](#) form.

<sup>6</sup> See the Torwood website, Committees link then choose the [THA Project Review Application](#) form.

## 6. Nomination & Proxy Voting Form:

If you are unable to attend the Annual THA Meeting on October 28, 2009, please complete the proxy information form by October 23, 2009 and mail it to the address noted below or fill out the form on the [www.torwood.org](http://www.torwood.org) website "Proxy Voting" link to send your information electronically. The board member of your choice will vote on your behalf and assist us in meeting the quorum required for a successful election. Only an assigned proxy will be accepted.

Also, should you wish to add a nomination for the board election and are unable to attend, please complete the proxy information form by October 23, 2009 and mail it to the address noted below or visit the [www.torwood.org](http://www.torwood.org) website "Proxy Voting" bar to send your information electronically. You may also copy the form (**below**) and email it to a board member. We encourage homeowners to utilize these forms electronically; doing so will cut down on mailing costs!

Any current homeowner may be nominated for a position. A current homeowner is defined as having legal rights to their Torwood home / lot with all dues current. As long as dues are current, each household is entitled to one vote.

I, \_\_\_\_\_ located at \_\_\_\_\_ hereby assign my vote via

Proxy to the following board member: (Place an X in only one blank.)

Chris Chapin, President                       Mary Tornquist, Secretary  
 Julie Dils, Vice President                       John Zemba, Member-at-Large

n/a Robin Rasor, Treasurer (not able to attend the meeting in person, not an option)

You may also nominate a current homeowner for a board member position via Proxy. If you will not be present at the meeting and wish to make a nomination, please list the individual name below.

\_\_\_\_\_

Mail To:  
Torwood Homeowners Association  
P.O. Box 622 Saline, MI 48176

Email: [Torwood.admin@torwood.org](mailto:Torwood.admin@torwood.org)

## 7. 2010 Torwood Directory Information Request Form:

The Torwood Homeowners Association (THA) publishes a Torwood Homeowner's Directory each year. The following information is **OPTIONAL** but it helps provide for a truly community environment. The goal is to have the Directory completed by March 1<sup>st</sup> each year. The preferred method for submittal and requesting the directory information is to use the [www.torwood.org](http://www.torwood.org) website.

***The directory is intended to be for "intra-Torwood" use only, and not to be shared outside of our Torwood Community. Information will NOT be used for solicitation purposes other than for information and / or offers specific to Torwood residents and approved by the Torwood Homeowners Association Board of Directors.***

Please complete the form below and enclose it with your Annual Dues Remittance. **NOTE:** If this form is **not** filled out and submitted, your information will be removed from the current Directory.

Homeowner Name(s) \_\_\_\_\_ Lot No. \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
E-mail address \_\_\_\_\_ For Torwood Email Contact Info  
Children's Names \_\_\_\_\_ Ages / School Grade \_\_\_\_\_ Services Offered.  
(As of Jan 1 2010) (Babysitting, Lawn Care, Pet Care)

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For further Directory information, please contact the THA Secretary Mary Tornquist at [torwood.admin@torwood.org](mailto:torwood.admin@torwood.org) or call her at 429-2551.

Thank you,

Torwood Homeowners Association  
P.O. Box 622  
Saline, Michigan 48176

*Note: Torwood Board changed our policy several years ago (as noted in the annual meeting and annual newsletter) that we no longer automatically include individual information without authorization. This step is to protect those that do not want their personal information, including children's names and ages, included. Our current process for the Directory is as follows: a directory form (included in the annual newsletter / dues payment letter), SEPARATE from the dues form, must be filled out with the relevant information and submitted in order to remain in or to be added to the Directory.*

**8. 2010 THA Annual Dues Statement:**

Please Complete Both Sections of This Form, and Enclose It with Your Remittance

Unit Owner(s) Name: \_\_\_\_\_ Lot Number \_\_\_\_\_ or

Street Address: \_\_\_\_\_ Phone Number \_\_\_\_\_  
Saline, Michigan 48176

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Amount Due – 2010 Dues \$150.00

Outstanding Balance (if applicable) \$ \_\_\_\_\_  
Notes:

*Total Payable includes 2010 Dues and any Outstanding Balance noted above: \$ \_\_\_\_\_*

**Please remit your dues by January 1, 2010 to avoid any late fees as documented in the policy below.**

**Torwood Homeowners Association  
P.O. Box 622  
Saline, Michigan 48176**

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*Note the policy below regarding dues payments (v9-26-08):*

- All payments must be made to the Torwood Homeowners Association (THA) Mailing Address within 30 days of the due date unless otherwise noted.
- A reminder for payment will be provided if receipt of payment has not been received after the first 30 days (Jan 31<sup>st</sup>).
- A warning for payment and late fee of 3% will be provided if receipt of payment has not been received after the first 60 days (Feb 28<sup>th</sup>).
- Any outstanding balances not met after 90 days (Mar 31<sup>st</sup>) will be turned over to a collection agency with a service fee of 33% on any outstanding balance for payment not received by the THA in addition to the balance or late fees on the account.

In an effort to reduce costs and expedite decisions, the THA Board of Directors is asking that you include your email address on this form when submitting your dues payment. This way, we can send you neighborhood news information in an efficient, cost-effective manner. Please sign below and include your Torwood Address and /or Lot # as well as your Email address.

Name: \_\_\_\_\_ (First & Last name)

Torwood Address or Lot #: \_\_\_\_\_, Saline, MI. 48176

Email Address: \_\_\_\_\_

## **9. Torwood Survey:**

Please take a few minutes and answer the following survey questions and send them back with your dues statement.

- What do you like most about your neighborhood?
  
- What do you dislike most about your neighborhood?
  
- If you could change one thing about your neighborhood, what would it be?
  
- Would you be interested in a Torwood Homeowners golf outing if one were held in 2010?
  
- Would you support the Board of Directors on taking a stronger stance in notifying residents who are not maintaining their lawn and landscaping?