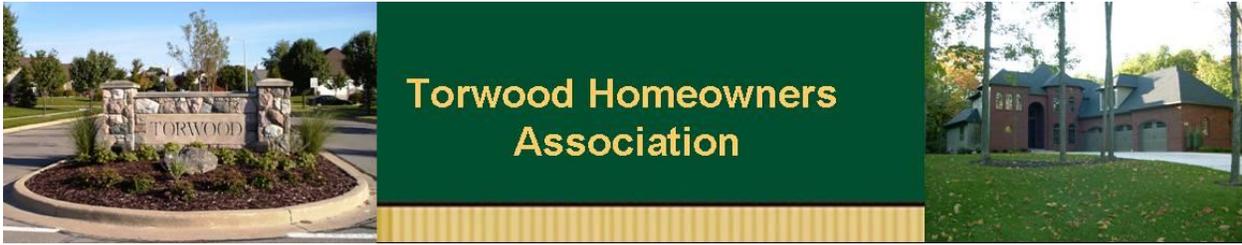


# TORWOOD HOMEOWNERS ASSOCIATION

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This Torwood Homeowners Association (THA) midyear newsletter is an update on the following topics as noted below. The Board of Directors would like to thank all Torwood residents for your continued feedback and support.

## Topics:

- Ballot Results
  - o Bylaw change: Quorum needed at a duly called meeting of the THA
  - o Bylaw change: Powers and Duties of the Board of Directors
  - o Board of Directors: 3 elected
- Bylaw Clarification (swimming pools)
- THA Spring Cleanup
- Annual Garage Sale
- Torwood Directory
- THA Annual Meeting
- Important Reminders about Torwood By-Laws and Homeowner Responsibilities

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 should be issued at 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.

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.

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 or submit your feedback at [http://www.torwood.org/THA\\_Feedback\\_Assistance\\_Questions](http://www.torwood.org/THA_Feedback_Assistance_Questions).

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

## **Ballot Results (Bylaws Changes and BOD Elections)**

Thank you to everyone that took the time to vote your ballot. The Board received 125 ballots, which is an outstanding response. The results are as follows.

- Proposed Bylaws change of Article VIII, Section 4, Quorum needed at a duly called meeting of the Torwood Homeowners Association.
  - Passed
    - Results: For: 114 & Against: 11
- Proposed Bylaws change of Article XI, Section 3, Powers and Duties of the Board of Directors.
  - Passed
    - Results: For: 119 & Against: 6
- The election to fill three open Director positions for the term of 2009 – 2010.
  - Elected
    - Results:
      - Robin Rasor, Treasurer: 84 votes for
      - Mary Tornquist, Secretary: 85 votes for
      - John Zemba, Member-at-Large: 85 votes for

2009 THA Board of Directors 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

The approved Bylaws changes in their entirety are 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%.

## **Bylaw Clarification**

While Bylaw changes that materially alter or change the rights of the owners are required to receive approval of 2/3 of the owners (see Article XVI, Section 4), the Board may periodically make rules and regulations to reflect the needs and desires of the majority of owners. Copies of any new rules and regulations will be furnished to all owners and will become effective thirty (30) days after mailing or delivery (see Article VI, Section 10).

As you know, it is the Torwood Board of Directors duty on behalf of the Homeowners Association (HOA) to enforce the Development's Bylaws which were created to ensure that the houses in the Torwood Development maintain their value and safety.

As the original Bylaws were first drafted in 1998, it has become necessary to clarify the meaning of "children's play pool" and "swimming pool" in Article VI, Section 1 (e) which currently states:

Article VI, Section 1(e). Swimming Pools. All swimming pools shall be below ground, except children's play pools, hot tubs and Jacuzzi tubs.

Upon review of Article VI, Section 1(e), the BOD agreed that the original intent of the Bylaws was that children's play pools would be a small basin not bigger than 1' in height that was portable and didn't require a pump, filtering system or chlorine.

Therefore the BOD is clarifying this article with the following definition of what constitutes a swimming pool vs. children's play pool.

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. Furthermore, "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 at ground level;
3. any tank or basin that is deeper than 1 foot when filled; or
4. any pool requiring one or more of the following: ladders, pumps, filter systems or chlorine.

## **2008 THA Spring Cleanup**

A special thanks to the 26 residents that were able to participate in the first annual Torwood Cleanup held on May 9<sup>th</sup>. In 2 hours (10am – 12pm) we were able to cover all of the common areas and vacate lots within Torwood. As a result we collected over 4 yards of debris ranging from umbrellas, grill covers, tires, construction materials, ladders, metal, misc trash, etc..... The cleanup was followed up by a hardy pizza, pop and cookies lunch. A special thanks to everyone that had time to spare in their busy schedule to help the THA. New friendships were made...



Note: date in photo incorrect

Thank you again from the Board of Directors to the Torwood 2009 cleanup crew:

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

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

## **2009 Torwood Garage Sale**

Thanks to Anna Saylon for handling the logistics of this year's sub-wide garage sale. It was held May 29 and 30, it appeared to be a big success with lots of traffic Friday. Hopefully all who participated cleared out a lot of goodies and made some spending money!

## **Torwood Directory**

We received some concerns this year from homeowners being left out of the Directory. We 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. This year, we added an additional step, and an e-mail was sent to those who did not submit a directory form to verify whether or not they wanted to be included. This is a time-consuming process, but we believe it is an important mechanism to protect everyone's personal information.

## **2009 THA Annual Meeting:**

The Torwood Homeowners Association annual meeting is in the planning stages and expected to take place the last week in September or early October 2009 on a Wednesday. The meeting will be at 7:30 PM at a location yet to be determined in the greater Saline area.

As reported at the 2008 annual meeting, all subsequent annual meetings will take place in the fall of each year. The benefit is to proactively inform the residents of the THA on the happenings over the year, to review the budget, annual dues and goals for the coming year.

Your attendance is requested, not only to hear what your Board has accomplished this year, but also that your voice be heard on areas you would like the Board to address in the 2010 year.

There will be two open Board positions (Chris Chapin & Julie Dils) being voted on at the THA Annual Meeting this year. Remember, any current homeowner<sup>1</sup> may be nominated for an open Board position.

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<sup>1</sup> A current homeowner is defined as having legal rights to their Torwood home with all dues current. As long as dues are current, each household is entitled to one vote.

## IMPORTANT

### Reminders about Torwood By-Laws and Homeowner Responsibilities:

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>2</sup>
- All exterior paint colors and schemes must have prior approval of the THA BOD.<sup>3</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>4</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>2</sup> See the Torwood website, Committees link then choose the [THA Project Review Application](#) form.

<sup>3</sup> See the Torwood website, Committees link then choose the [THA Project Review Application](#) form.

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