

# Presidential Ponderings

Mike Britt, HOA President

Hello Neighbors. First, I would like to thank you for supplying your email address which has allowed us to send this edition of the Orchard Lake Quarterly Newsletter ELECTRONICALLY, instead of via USPS, thus saving YOUR money. We want to keep you informed; but we also want to be good stewards of the funds that you have entrusted to us through the payment of your HOA Fees.

In this edition, you will find updates/reports from each of our Committees – and I want to say a personal word of gratitude for the fantastic work that each Committee is doing. They are allowing us to multiply our effectiveness as a community. In addition, I want to address a couple of issues that affect every resident:

**Proposed changes in Covenants.** Someone recently suggested that we simply “throw out the covenants.” The person making that comment may have been joking; but it merits pointing out that it would be impossible to “throw out” the covenants. Furthermore, it would be unethical, inappropriate, and illegal to haphazardly adhere to some of the covenants and not others. One could no more ignore the covenants than one could ignore one’s loan documents. Covenants are legally binding documents, and each homeowner agreed to them at the time of purchase. HOWEVER, just as it is possible to re-finance a mortgage in order to get a better interest rate, it is also possible amend HOA Covenants; but it is not easy. There are specific legal procedures by which the Covenants can be Amended. I assure you that this was one of the very first issues that your HOA began to address when we took over from Almont / Homestead on August 1. We felt that the existing covenants that we inherited from the builder include some unrealistic & inappropriate items such as a sentence requiring that garage doors remain closed except when pulling in or out in a vehicle. (Read Article VII, Section 5). That is just one of several sections that your Board is diligently & actively working on getting CHANGED. We hope to have an update for you on the status of that Amendment process very soon. To that end, we have scheduled a [Neighborhood Meeting](#) at 7:00pm on [Wednesday, 11/13/19 at the Hampton Library](#), where we will ask for your feedback on proposed Amendments in order to move forward with the adoption process, which would require an “affirmative vote ... of the Owners of at least two-thirds (2/3) of the Lots.” Look for more information on this important action in your USPS mailbox in the next few days.

Here is a link to the existing Covenants: <https://www.orchardlakecommunity.com/hoa-covenants.html>

**PMI & Inspections.** As we announced to you previously, we have engaged the services of Property Management Inc. (PMI) to assist us the Board Members in handling the day-to-day needs of your HOA. This includes paying bills & working with vendors, maintaining compliance with governing documents, and bringing continuity & stability to your HOA. A part of their work involves conducting a monthly drive-through inspection of the neighborhood (in a CLEARLY MARKED VEHICLE) in order to make sure that all residents adhere to the covenants. These inspections are not meant to be punitive in nature; they are simply designed to help you preserve the value of your home by ensuring that a neighboring home does not fall into disrepair.

In closing, may I ask you to please be patient with your Board. We are your neighbors; we love living here in Orchard Lake; and we are trying our best to serve the interests of ALL residents.

On Behalf of the Elected HOA Board,  
Mike Britt, President