

Welcome to the community if you have moved in recently and Happy New Year to all our residents.

Your Homeowners Board is composed of 5 members (Dave Smith, Dave Kinnie, Steve Walbrun, Andy Hester and John Seitz) and our management company (In Rhodes) representative (Angela Phillips). We wanted to give you an update of where we have been as a community and some highlights of the year ahead.

Roads

Our roads are 20+ years old and minimally maintained by the Oakland County Road Commission (OCRC). We have done some filling of roadway cracks and pothole repair in past years, but the cost is too great for a losing battle. **Please contact Angela (248-652-8221 x140) to get your name added to the roadway refresh project, as OCRC is offering FREE quotes once an adequate number of signatures are received.** Also, contact the [OCRC in the spring for potholes \(877\) 858-4804](#).

The Adams Road (Woods) entrance is significantly deteriorated, and water is ponding (and freezing) at the junction with the roadway. No amount of salt can keep it thawed, and when the temperature is below freezing, that is producing dangerous conditions due to the drainage problem. The OCRC does expect to fix/redo that area next spring or summer, but they have been telling us that for a few years. [Your reports of the condition to the Road Commission](#) will help prioritize the work.

Signage

We hope you are enjoying the new signage at the Silverbell and Woods entrances; there were structural and visual issues with the 20 year old signage, and the new limestone panels address both of those issues and offer a longer lasting improvement. It has been a 3 year project with the final phase – the Kern Road sign—to be replaced in the spring of 2019.

Walking Paths

The subdivision maintains about 1 ½ miles of walking/bike pathways. These run along Adams Road, Country Crossing drive from the powerlines to Silverbell Road and Silverbell Road west to the new bridge by Eagle Creek Academy, plus along Kern Road. Our plan for 2019 includes repair and partial repaving along the Silverbell section, crack filling in all areas and sealcoating of the entire pathway in the spring.

We bought and maintain the doggie waste disposal stations along our pathways. We are considering adding one along Silverbell in 2019; if you have thoughts or suggestions on this, let us know! If a station requires maintenance, please contact Angela at InRhodes (248-0652-8221 x 140).

Common Areas and Courts

Our subdivision includes hundreds of acres of common areas and large courts. Unfortunately, the landscaping approach used by the builder has not stood the test of time, and presents challenges going forward. While it would be nice to update all of the common areas at once, that would place too large a burden on our budget. Instead, we have developed and continue to work on a five-year cycle to maintain courts (including adding irrigation where needed), while performing preventative maintenance throughout the common areas. In the same vein, we conducted staked-surveys along Silverbell and Adams to determine where the common areas end and homeowners' lots (and responsibilities) begin.

Hi Hill has cut our grass for more than 10 years and has been providing snow plowing and salting of the entrances for more than 5 years. Salting is becoming more expensive but we have no choice as Adams Road and Silverbell entrances can be dangerous places to slide into unexpectedly. These budget items will continue to be prioritized for the safety of all of our homeowners.

The fall leaf and debris clean-up came later this year, and Hi-Hill did a great job at making this look good going into winter snow season.

Trash, Recycling and Yard Waste Service

The average homeowner bill before moving to the subdivision-wide collection was \$280 per year, with four separate trash days per week. By working on behalf of our residents with a single waste hauler, the annual cost in your dues is about half that amount, with weekly recycling, and a single trash day—saving everyone a bundle of cash. Be aware that yard waste collection is limited to April – November. The current contract with Advanced Disposal is up this summer and we are working through the process of quotes and expectations. Call Angela if you have any constructive input.

Other Reminders

All of our homes are subject to covenants and deed restrictions. These protect the value of our investments by assuring that everyone maintains their homes and landscaping. Before tackling any exterior projects (including siding, painting, reroofing, deck additions or renovations) please complete the form on the web site and submit to InRhodes for pre-approval. This is IN ADDITION to any permits needed for the township.

If considering renting your home, there are restrictions in place, including minimum durations. In addition, the homeowner remains responsible for maintaining an appropriate appearance including lawns and weed-free landscaping.

The annual meeting will be in May; be sure to check the web site for dates, times and locations:

<https://Country-Creek.com>

Like organizing? We hope to again have a subdivision-wide party this summer. If interested in organizing or just helping out, please reach out to Angela from InRhodes.

Mailbox replacement in your plans for 2019? Check the website for information on the Subdivision standard.

Have a happy new year!