

Spring 2021

## FRANKLIN KNOLLS HOA NEWSLETTER

**HAPPY SPRING** - We hope you and your family are healthy as we enter spring. We all look forward to things eventually returning to normal. One of the events that did not happen last year but is back this year, is the city-wide Litter Walk event. We will be participating in this and forming a team to focus on our area. See the "Neighborhood" page for more details.

We also want to say Thank You to the many homeowners that used Zoom to join us at the annual meeting last November. We were excited to see such a great turn out! We also were pleased to have so many people offer to join the board. We now have a full board.

This semi-annual issue includes information on these key items and more:

- Residential Flow Rate Measurement
- Hydrant Grading and Seeding
- Water System Flushing
- New Blog Friends
- New Water System Operator
- Annual Meeting Minutes
- City Water Connection Cost Estimate Update
- Spring Litter Walk Cleanup
- HOA Payment Tips
- Board Member Bio and Contact List
- Petition Drive Walkers Needed



### IMPORTANT DATES

- **April 1st** - HOA Billing
- **April 12th** - Spring Yard Waste Pickup Resumes
- **April 24th** - Litter Walk Cleanup
- **May 15th** - Flushing #1 of 3 for the year
- **Aug 7th** - Flushing #2 of 3 for the year
- **Oct 1st** - HOA Billing
- **Oct 9th** - Flushing #3 of 3 for the year

See topics in this newsletter for more details



### BLOG FRIENDS HELP YOUR NEIGHBOR

Many homeowners that have signed up for getting our blog posts automatically emailed to them. Others have not, for various reasons.

Some of our information on the blog is simply nice to know, but some is very important (i.e. water notices). "Blog Friends" is for these important messages.

If you do not have a way to get our blog posts electronically, then we suggest that you talk to your neighbor and ask if they will contact you to tell you about important announcements. This is not needed very often, but it is important to have this information when it is safety related.



Website:  
[FranklinKnollsHOA.com](http://FranklinKnollsHOA.com)



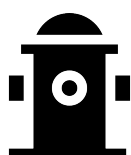
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[FranklinKnollsHOA@gmail.com](mailto:FranklinKnollsHOA@gmail.com)



**RESIDENTIAL FLOW RATE MEASUREMENT** - Flow rate is the amount of time it takes to fill up a one gallon container. Flow rate is a good indicator of the amount of mineral buildup in the water line to your home. It is recommended that this measurement is taken at least annually. This can be done easily by the homeowner or our water system manager can take the measurement for you at no cost. We have [instructions](#) on how to do this on our website.

Contact Scott at our email address below if you have any questions.

| Franklin Knolls Water System Output Rating at Homes<br>Gallons Per Minute (GPM) |                   |                   |                   |                         |
|---|-------------------|-------------------|-------------------|-------------------------|
| Less than<br>2.5<br>Very Poor   | 2.5 - 3.5<br>Poor | 3.5 - 4.5<br>Fair | 4.5 - 5.5<br>Good | 5.5 - 6.5+<br>Very Good |



**WATER SYSTEM FLUSHINGS** - Water system flushings are planned for **May 15th, Aug 7th & Oct 9th**, from 9 A.M.–1 P.M. It is recommended that you turn off the water into your house during these hours. We also recommend that you run your water outside for 30 minutes or more once the water flushing is complete.

We suggest that homeowners have the water lines to their house flushed on a periodic basis. This process helps to clear the mineral deposits that can build up inside of the water supply line to the home. Our website has a "[Water Tips](#)" page that covers this as well as another important topic, Cross Connections. Look for this [Water System](#) information on our website on the "[Services](#)" drop down menu.

- **COST ESTIMATES FOR CONVERTING TO CITY WATER - PETITION** - The city is in the process of conducting an engineering study/cost estimate for converting our water system over to city water. There is no cost to the HOA or homeowners for the study/cost estimate. A public meeting will be held with the homeowners once the cost estimate is complete to explain the costs to the homeowners if we decide to convert.

At that time, a new petition will be started for homeowners to sign if they are willing to convert at the proposed price. We would need more than 50% of the homeowners to sign the new petition before the project would be approved.

We hope to have a meeting date for the engineering study results very soon.

- **NEW WATER SYSTEM OPERATOR** - Brian Powell from Douglas Environmental Services is our new licensed water systems operator. Scott and Brian will be working closely together to make sure required testing, reports and service are completed as needed. We would also like to say Thank You to Geoff Todd from Aquatest for all the years of service to our subdivision as our previous water systems operator.
- **ISOLATION VALVE EXERCISING /TESTING** - You may see Scott around the neighborhood working on the water system valves. Exercising of these valves is important to make sure they are functional when they are needed. We are also documenting the operation of these valves and planning repairs as needed.
- **NEW HYDRANT LANDSCAPING** - Final grading and seeding around the new hydrants installed last fall will be completed early this spring. Thanks to everyone for their patience during these installs.

## Water System Contacts:

[Scott Wood](#)

[Milt Levine](#)



Website:  
[FranklinKnollsHOA.com](http://FranklinKnollsHOA.com)



Email:  
[FranklinKnollsHOA@gmail.com](mailto:FranklinKnollsHOA@gmail.com)



**EIGHTH ANNUAL CAROL POSBY LITTER WALK SPRING CLEANUP EVENT** - We are pleased to announce that we will once again be participating in this city-wide event. We are keeping it simple this year and will not provide food or drink prior to the event. We will meetup at the pump house and decide how we want to proceed with the cleanup effort. The focus will mainly be the perimeter of our subdivision, including Northwestern Hwy, Middlebelt and 14 Mile Roads. The city will be providing supplies for the event. It only takes an hour or two, and it is a fun activity to do with your neighbors. We hope to see you there starting at 10AM on April 24th.



**HOME SALES IN A HOT MARKET**- You may have noticed that if you see a home for sale in our neighborhood it is sold very quickly. There are many more buyers than sellers and that is driving up prices. Of course, curb appeal is very important too. Spring is always a great time to increase the curb appeal of our homes. In the end, we all win with being part of a desirable neighborhood and increasing our homes value.

- **LOCAL ROAD CONSTRUCTION** - Some of the planned projects for this summer include: 14 Mile Road (Orchard Lake to Farmington Road, not confirmed yet). 12 Mile Road (Farmington to Orchard Lake Road). 11 Mile Road (Inkster to Middlebelt) and Maple Road (Inkster to Franklin Rd). More details at [www.rcocweb.org](http://www.rcocweb.org)
- **NEIGHBORHOOD GATHERINGS** - Have an idea for events for getting the neighborhood together? Let us know. We are looking for ideas.
- **SPEEDERS** - Speeding has been an issue from time to time in our neighborhood. The city wants to know If you see traffic speeding through the subdivision. Please call the city dispatch at 248-871-2610.
- **WELCOME NEW NEIGHBORS** - If you are new to the neighborhood or know of someone that recently moved in, let us know. We have a welcome kit that we would be happy to provide you/them about the community.
- **RESIDENT UPDATE FORM** - New to the neighborhood or just want to make sure your contact information is up to date for billing and important notices? Send us a Resident Update Form. This information is never shared with anyone outside of the HOA. This can also be filled out online on our website. Look for this on the "[Tools](#)" drop down menu. We would also be happy to send a paper copy of the form to you upon request .

## Neighborhood Contacts:

[Sandy Ashcroft](#)

[Scott Wood](#)



Website:  
[FranklinKnollsHOA.com](http://FranklinKnollsHOA.com)



Email:  
[FranklinKnollsHOA@gmail.com](mailto:FranklinKnollsHOA@gmail.com)



**THE HOA BOARD** - A big Thank You to the new board members that joined us last year. We had a number of openings due to recent moves and our homeowners stepped up to the cause. We now have a full board. Below is a little information from a few of them:

**Brent Slater** - We moved here in 2005. We love this quiet and safe neighborhood. I am currently the Vice President on the board. I joined the board in 2019. I love Africa. My father was a surgeon from Beaumont who moved to Africa in the 1950s to serve those who had no medical care. I was born in Africa and lived there, other than for years of graduate school, until 2005. I love walking and riding my bike.

**Lisa Callahan** - We have lived here 20 years. I currently am a Member at Large and joined the board in November 2020. I enjoy hiking, biking, animals, snow, springtime and selling on Mercari Marketplace. I also thoroughly enjoy living in Franklin Knolls Sub!!

**Sandy Ashcroft** - My husband & I moved to Franklin Knolls in August 2017. We love how friendly everyone is. I am the Secretary on the board and joined the board in September 2019. My happy place is playing in the dirt.

- **ANNUAL MEETING MINUTES** - The minutes from the November 19, 2020 annual meeting are available on our website. Look for these in the "[Neighborhood](#)" drop down menu.
- **PETITION DRIVE WALKERS NEEDED** - We are waiting for info from the city on a new petition for converting to city water. We are not sure yet if they will require in person signature gathering for this petition. If you are interested in helping with the new petition let us know.
- **HOA PAYMENT ISSUES/TIPS** - To help us with payments received please include:
  - Your Lot Number with your payment.
  - Return the top part of your statement
  - Please fully fill out your checks including writing out the payment amount in words. We had a few checks refused by our bank due to checks not being completely filled out.

Payments can be dropped off at our mailbox near the pump house or sent via USPS mail.

## BOARD OF DIRECTORS

- **President – Milt Levine** – (248) 342-7428 (\*\*Water System Contact\*\*)
- **Vice President – Brent Slater** – (248) 388-0797
- **Secretary – Sandy Ashcroft** – (248) 892-9848
- **Treasurer/Webmaster – Scott Wood** – (248) 716-0810 (\*\*Water System Manager\*\*)

## Members at Large:

- **Mark Giles** – (248) 626-0899
- **Drew Espenshade** - See Directory
- **Lisa Callahan** - See Directory
- **Jerry Gaspas** - See Directory
- **Deborah Lodish** – (313) 971-1663

## HOA Contacts:

Please send requests/inquiries to our email listed below. Every board member will receive your request.



Website:  
[FranklinKnollsHOA.com](http://FranklinKnollsHOA.com)



Email:  
[FranklinKnollsHOA@gmail.com](mailto:FranklinKnollsHOA@gmail.com)