

Spring 2022

## FRANKLIN KNOLLS HOA NEWSLETTER

**Welcome to Spring** - Nice to see our neighbors outside more and everything is starting to bloom. Spring also means road construction. Currently 14 Mile road and Orchard Lake road have construction projects. See the "Neighborhood News" page for more details on that. As always if you do notice a lot of cut through traffic or any traffic speeding through the subdivision please call the the police city dispatch at 248-871-2610.

We also have a very big decision for the neighborhood coming up soon: Whether to change over to city water or continue with our neighborhood well water system. The city has completed the study of converting our well based water system to city water. The informational meeting will take place on April 19, 2022. See the "Water System News" page for more details. HOA costs are increasing and fees might be going up this fall. We wanted to make sure our homeowners knew about this prior to the city water conversion decision. See the "Homeowners Association News" page for details. We hope to see a good turn out for this meeting but if you can't make it the city told us it is being recorded. Other topics in this newsletter include:

- Water System Flushing
- Website Search Tips
- Annual Meeting Minutes
- HOA Board Openings
- City Water Conversion Informational Meeting
- Petition for Converting to City Water
- Board Member Bio and Contact List



### IMPORTANT DATES

- **April 1st** - HOA Billing
- **April 11th** - Yard Waste Pickup Resumes
- **April 19th** - City Water Info Meeting
- **May 14th** - Flushing #1 of 3 for the year
- **June 4th** - Neighborhood Garage Sale
- **Aug 6th** - Flushing #2 of 3 for the year
- **Aug (TBD)** - Ice Cream Social
- **Oct 1st** - HOA Billing
- **Oct 15th** - Flushing #3 of 3 for the year

See topics in this newsletter for more details



### BLOG FRIENDS HELP YOUR NEIGHBOR

FK HOA communication with homeowners is via our blog posts. Many homeowners have signed up to get our blog posts emailed to them but some have not for various reasons.

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

If you do not have a way to get our blog 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)



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

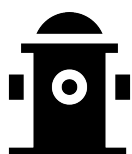


**INFORMATIONAL MEETING SCHEDULED - CITY WATER CONVERSION COSTS** - The City of Farmington Hills is mailing details on an Informational Meeting to each homeowner in Franklin Knolls. Below is a summary of that information from the city of Farmington Hills. The meeting will also be recorded for anyone that can not attend. **\*\*Also see post below for details on the petition\*\***

You are invited to attend an informational meeting on **Tuesday, April 19th, 2022, at 6:30 pm** regarding the possibility of providing public water main along your property. The meeting will be held in Harrison Hall at the Hawk – Farmington Hills Community Center, located at 29995 W 12 Mile Rd, Farmington Hills, MI 48334. This meeting will discuss this possible improvement, offer estimates of cost and discuss the means of financing the project.

Please note that no decisions will be made at this meeting regarding the water main installation. The purpose of the meeting is to provide information and to address your concerns regarding the proposal so that you can make an informed decision about whether to proceed. It is important for you and your neighbors to attend this meeting so that your questions can be answered about the proposal and the special assessment financing procedures.

Should you have any questions regarding the meeting, please feel free to contact the Engineering Division at 248-871-2560. We look forward to seeing you on Tuesday, April 19th, 2022.



**WATER SYSTEM FLUSHINGS** - Water system flushings are planned for May 14th, Aug 6th & Oct 15th, 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 also recommend that homeowners have their water lines to the home flushed periodically. This process helps to clear the mineral deposits that can build up inside of the water supply line to the home and can prevent a costly repair. See our [“Water Tips”](#) page on our website for more information on this and another important subject [Cross Connections](#).

- **PETITION FOR CONVERTING TO CITY WATER**  
After the informational meeting with the city, there will be a limited time window to get petition signatures of homeowners willing to convert to city water at the proposed price. More than 50% of the homeowners need to sign this petition before the project would be approved by the city.

**This is a matter between the homeowners and the city. Step up and help if this is something you want. Again the city will provide more details at the April 19, 2022 meeting.**

- **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.
- **GENTRACKER UPGRADE** - The GenTracker system monitors the water pressure, building temperature and generator operation at our pump house. Notifications are sent via text if an issue develops. The system was upgraded recently from 2G cell service to 4G (2G was being shut down). This is a very important tool in monitoring system operation.

## Water System Contacts:

[Scott Wood](#)

[Milt Levine](#)



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



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



**OUR ANNUAL NEIGHBORHOOD GARAGE SALE EVENT IS BACK** - We are pleased to announce that we will have the neighborhood garage sale this year. This is planned for Saturday, June 4, 2022 from 7 am to 4 pm. As in past years, you are welcome to expand on the number of days if you want. Some have included Friday and some included both Friday and Sunday to their garage sales. This can be a fun way to clean out some unneeded items or find something you need right here in the neighborhood. Contact us if you have questions.



**ICE CREAM SOCIAL EVENT** - This event has become a favorite and we will have it again for this year. It is still being planned and we might have a little twist to it this year. We will announce this via the Blog once details are finalized. Hope you can join us for this simple, quick and fun event.

- **LOCAL ROAD CONSTRUCTION** - Some of the projects for this summer include: 14 Mile Road (Orchard Lake to Farmington Road) and Orchard Lake Road (13 Mile Road to 14 Mile Road). More details at [www.rcocweb.org](http://www.rcocweb.org) and [City of Farmington Hills Website](http://City of Farmington Hills Website)
- **CUT THROUGH TRAFFIC** - Construction projects can create some cut through traffic in our neighborhood but we think (and hope) this will have very little impact on our subdivision. As always if you do notice a lot of cut through traffic in the subdivision please call the police city dispatch at 248-871-2610 .
- **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 it 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)



**Preliminary Estimate - HOA Fee Increase due to Inflationary Pressures** - As our neighborhood considers options for our water system (converting to city water or maintaining our current well system), the HOA Board recognizes that current inflationary pressures are impacting all aspects of our lives.

With a desire for transparency, the Board has made a preliminary estimate that we would need to propose a \$50 increase per billing cycle at our next annual meeting to meet increased maintenance costs of our current system. Our commitment is to provide consistent excellence in water supply to all of our Franklin Knolls homeowners.



**Join the HOA Board** - New members can serve as Members at Large. We meet generally about 6 times a year. If you are interested, contact a board member or fill out the Willingness to Serve form on our website. You will find that on the "[Tools](#)" drop down menu.

- **ANNUAL MEETING MINUTES** - The minutes from the November 18, 2021 annual meeting are available on our website. Look for these in the "[Neighborhood](#)" drop down menu.
- **WEBSITE SEARCH** - A tool that can be very useful on our website is the search box on the upper right side of our webpage. Just type in a keyword you are looking for and you will get a list of items that contain that keyword. This option is often forgotten about but can be a big help in finding the information you need on our website.
- **SUBSCRIBE TO OUR BLOG POSTS** - You can get the blogs posted on our webpage sent to you via emails whenever a new blog is posted. This way you will have the latest news as soon as it is posted. Just go to our website and look for the "Follow" button on the bottom right corner or upper left corner of screen. Then click the "Follow" button and enter your email address.

Another way is to send us an email asking to be signed up for the blog. We would be happy to do that for you.

## 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:

- **Drew Espenshade** - See Directory
- **Deborah Lodish** – (313) 971-1663
- **Mary Williams** - See Directory
- **Open**
- **Open**

## 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)