



Fall 2022

FRANKLIN KNOLLS HOA NEWSLETTER

Welcome to the fall newsletter - Inflation and high costs seems to be the big story this year. Everywhere you look you see higher costs. The City Water Mains petition had support of only 5% of the homeowners, probably due to the high cost of the project. We have seen inflationary pressures for services to the HOA as well. The board feels we need to propose an increase in our dues at the annual meeting. The annual meeting will be in person this year on November 17, 2022 at Warner Middle School. The meeting will also have a special guest speaker talking about well water tips. Annual meeting details will be mailed to each homeowner in early November.

In June we brought back our neighborhood garage sale event which had a good turn out. August had our Ice Cream Social and we invited the Farmington Hills Police Department. This quick afternoon event is always popular.

Other topics in this newsletter include water testing, the annual water quality report, home water line flushing, water tank inspection, neighborhood traffic, lending library, home pride, HOA cost savings and fence damage.

More details on these topics and more can be found in the [Water System News](#), [Neighborhood News](#) and [Homeowners Association News](#) sections of this newsletter.

As always, we welcome your comments on the newsletter.



IMPORTANT DATES

- **Oct 15th** - Water System Flushing (Flushing #3 of 3 for the year)
- **Nov 17th** - Annual Meeting at Warner Middle School with special guest speaker
- **Dec 12th** - Yard Waste Pickup (final day)



BLOG SIGN UP

Our website blog has relevant information for our neighborhood. These posts are typically like the articles in this newsletter but only one article at a time. It is generally just a few posts per month.

We strongly recommend that all homeowners sign up for the Blog. This is our main communication tool to homeowners. If email does not work for you ask your family/friends or neighbors to sign up for you. Then they can contact you in regard to anything important that comes about (i.e. water system notifications). Contact us if you need more information.

We would also be happy to sign you up for the blog. Just contact a board member and give us your email address. .



Website:
FranklinKnollsHOA.com



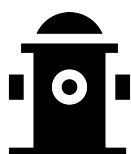
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CITY WATER CONVERSION - Meetings with the city and a local meeting were held presenting costs/details to homeowners should we decide to convert our water system to city water. A petition to provide public water mains in the subdivision was circulated to the affected homes by the city. A special thank you goes out to Maria Sabatini for heading up the petition efforts regarding this.

The city of Farmington Hills sent us a letter with the final results of the petition drive to provide public water mains in the Franklin Knolls Subdivision. The letter states that 7 out of 138 (5%) property owners were in support of public water main. With this in mind, the City will not proceed with the Franklin Knolls Public Water Main project at this time since majority support was not obtained.

More details can be found on our website. Look for the [City Water Conversion Engineering Study and Cost](#) page. You can find this on the [Water System](#) page under the [Services](#) drop down menu.



WATER SYSTEM FLUSHING - Oct 15, 2022 - Our last water system flushing for the year is planned for Oct 15, 2022, (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.**

- **WATER TESTING** - EGLE mandates water testing for water systems in Michigan. There are many tests that are conducted on a schedule. There is at least one test performed every month. Lead and Copper testing was recently performed at a sampling of homeowners homes. Thank You to our homeowners that helped with this testing.
- **ANNUAL WATER QUALITY REPORT** - The 2021 annual water quality report is available on our website under the "[Services](#)" drop down menu. A printed copy of the report is also available upon request. Our water is tested regularly and a summary of the results are in these annual water reports. This system is a safeguard so we know the water quality meets or exceeds standards set and is safe for personal use.
- **HOME LINE FLUSHING AND FLOW RATE** - We recommend that homeowners measure the water flow rate at their homes and have their lines flushed on a periodic basis. **You should be able to fill up a 1 gallon milk jug in about 15 seconds.** See our "Water Tips" page for more information on this. A paper copy of these forms/instructions is available upon request. Just contact a board member.
- **WATER TANK INSPECTION** - Our water tank was cleaned and the liner was inspected this summer. This is done on a periodic basis. The liner was found to be in good condition and a new 3 year warranty was obtained.

Water System Contacts:

[Scott Wood](#)

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COMMUNITY WIDE GARAGE SALE - Our garage sale was back this year in early June. Many homeowners took part in this and we hope to again continue to make this an annual event. We advertised the subdivision wide garage sale on online sites and set up our sandwich board signs at the entrances. It was nice to see this event come back after missing a few years.



ICE CREAM SOCIAL - We had our ice cream social in August this year at the pump house. At our invitation the Farmington Hills Police sent an officer as part of their new community outreach program "Cop on a Block". It was a lot of fun and great to see so many attend the afternoon event.



NEIGHBORHOOD TRAFFIC - The city has conducted a traffic study for cut through traffic in our subdivision. They plan on conducting another one after the Orchard Lake Rd construction is complete to compare the data. Please contact the city if you see speeding traffic in the neighborhood. FHPD Phone #s :

All Non-emergency: (248) 871-2600
or Traffic Section: (248) 871-2630

- **LENDING LIBRARY** - A new lending library box built by a local school was donated to us for our use. Thank You to Kathe Lindsey for obtaining the box for us. We still need to install the box. If you have an interest in making this a reality please let us know.
- **HOME PRIDE** - A home with curb appeal helps your resale value and helps with the appeal and resale value for the whole neighborhood. It's a win / win for everyone. Even a little improvement can help a lot. Do what you can to make Franklin Knolls a great place to live.
- **FENCE REPAIR** - An auto accident damaged a section of chain link fence in the commons area near Northwestern Hwy. The repair is now complete.
- **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 them about the community.
- **RESIDENT UPDATE FORM** - New to the neighborhood or just want to make sure your contact information is up to date? Send us a Resident Update Form. This information is never shared with anyone outside of the HOA. This can be filled out online on our website. Look for the form 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:

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HOA ANNUAL MEETING WITH SPECIAL SPEAKER- The Franklin Knolls Annual Meeting will take place at Warner Middle School on November 17, 2022 at 7 P.M. Light refreshments will be served. A letter with full details and reports will be mailed to each homeowner in early November. We hope to see you there. We will have a proxy form for anyone who can not make it to the meeting.

Jammie Reynolds from Reynolds Water Conditioning will be speaking at the annual meeting about well water discoloration and tips for well water systems.



HOA Fee Increase - The HOA Board will be proposing an increase in our HOA dues at the annual meeting. Costs are going up and our reserve funds have been decreasing. Reserve funding is critically important as our system is aging. We hope you will join us at the annual meeting to help us plan for the future.



HOA Cost Savings - We have done some things to help save some money including the commons area fence replacement (\$1,000 savings for area clean up and payment assistance), Pump house tank inspection (\$600 savings for shut down and draining system), Water meter replacement (found alternative source for \$1,200 savings) and landscape plant replacement using donated plants (\$500 savings). Every little bit helps.

BOARD OF DIRECTORS

- **ANNUAL MEETING INFORMATION ON THE WEBSITE** - Information about our annual meetings, including the minutes from the November 18, 2021 annual meeting, are available on our website. Look for these in the "[Neighborhood](#)" drop down menu.
- **WEBSITE** - Our website has a lot of information about our neighborhood including our By-laws, details about the water system, contact information, requests for status letters for anyone selling their home, and much much more. Our blog is front and center on this page too. The website address and link are below.
- **President** Milt Levine - Please see printed directory for phone number
- **Vice President** Brent Slater – (248) 388-0797
- **Secretary** Sandy Ashcroft – (248) 892-9848
- **Treasurer/Webmaster/Water System Manager** Scott Wood - (248) 716-0810

Members at Large:

- Drew Espenshade - see printed directory
- Mary Williams – (248) 496-6698
- Deborah Lodish – (313) 971-1663
- Maria Sabatini - see printed directory
- **OPEN**

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



Website:
FranklinKnollsHOA.com



Email:
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