

Spring 2023

FRANKLIN KNOLLS HOA NEWSLETTER

Welcome to Spring? - Winter seems to be going out like a lion this year. Days of snow and ice have created many issues in our neighborhood. Trees and branches have fallen due to the heavy snow/ice loads and wind. Yard waste collection started April 3rd this year. Tree limbs up to 6 inches in diameter can be picked up at the curb via the city. Larger than that will require a private contractor. See our blog post or contact the city for details on the guidelines/requirements for Storm Debris Removal.

Our two newest board members have been busy. Look for Neighborhood Watch info from Maria in this newsletter and online. Jay has working closely with the city regarding traffic concerns in our neighborhood and will be heading up the Spring Cleanup event which is also covered in this newsletter.

Other topics in this newsletter include:

- Cross Connections
- Water System Flushing
- Garage Sale and Ice Cream Events
- Annual Meeting Minutes
- Litter Walk Cleanup
- Dues Increase
- HOA Board Opening
- Annual Meeting 2023
- New Homeowner Update Form
- Board Member Contact List



IMPORTANT DATES

- **April 1st** HOA Billing
- **April 3rd** Yard Waste Pickup Resumes
- **April 29th** Litter Walk Event
- **May 20th** Flushing #1 of 3 for the year
- **June 3rd** Neighborhood Garage Sale
- **Aug 12th** Flushing #2 of 3 for the year
- **Aug 13th** Ice Cream Social
- **Oct 1st** HOA Billing
- **Oct 28th** Flushing #3 of 3 for the year
- **Nov 16th** Annual Meeting via Zoom

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 speak to your neighbor and ask if they will reach out 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



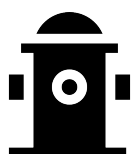
Email:
FranklinKnollsHOA@gmail.com



CROSS CONNECTIONS - Cross Connections: We are asking our homeowners and residents to please take a few minutes and read the “**Cross Connections**” brochure included with the April billing. We also have this available on our website in the “[Water Systems](#)” “[Water Tips](#)” area. Look for a blog with this information too.

We all want a safe water system for our homes. A few simple precautions can help in making sure contaminants don't enter the water system. Please do your part to safeguard your home and prevent cross connections this from happening.

Please feel free to contact us if you have any questions. Thank You!



WATER SYSTEM FLUSHINGS - Water system flushings are planned for May 20th, Aug 12th & Oct 28th, from 9 A.M.—1 P.M. It is recommended that you turn off the water into your house during these hours. Once the water flushing is complete, please run your water outside for 30 minutes or more.

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 “[Water Tips](#)” page on our website for more information on this and another important subject [Cross Connections](#).

Water System Contacts:

[Scott Wood](#)

[Milt Levine](#)

FARMINGTON HILLS NEIGHBORHOOD WATCH MEETING SUMMARY - April 7, 2023 Police Chief Jeff King Presenting by Maria Sabatini

- We are consistently rated one of the safest cities and best cities to live in.
 - We have seen a decrease in all crime categories except auto thefts and larceny from autos.
 - Always lock vehicles and never leave valuables in plain view in a parked car.
 - Keep key fobs a good distance from a house entrance. (key fobs signals can be captured to steal your car)
 - Call the police whenever troubling activity is seen. An officer will be dispatched for all 911 calls.
 - A police car can be parked to deter speeding through neighborhoods.
 - Solicitors must have a visible City permit. Call police if they don't.
 - He stressed that our police department will respond to all 911 calls.
 - Residents are encouraged to attend Neighborhood Watch meetings.
- ** See blog post for full summary****



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Email:
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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 3, 2023 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 added Friday and some included both Friday and Sunday for 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 this year. We will meet at the Pump House on Sunday, Aug. 13, 2023 at 3pm. Hope you can join us for this simple, quick and fun event. Ice cream will be available at no cost for all Franklin Knolls Homeowners/Residents.

- **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 will meet 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 10 AM on April 29th. Rain date is the following day if needed.
- **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 about the community that we would be happy to provide you/them.
- **NEW HOMEOWNER 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 homeowner Update Form. Information from this recently updated form is never shared with anyone outside of the HOA. Form 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



Email:
FranklinKnollsHOA@gmail.com



HOA DUES INCREASE - As approved at our last annual meeting the HOA dues are now \$275 per billing cycle (\$550 annually). We hope this increase will help us replenish our reserve fund which has been decreasing in recent years. Our HOA billing is sent out in early April and October each year. Please include your lot number with your payment. Payments must be made within 30 days to avoid interest being added to your account. Contact us if you have any questions about your bill.



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 17, 2022 annual meeting are available on our website. Look for these in the "[Neighborhood](#)" drop down menu.
- **2023 ANNUAL MEETING VIA ZOOM** - Our Annual Meeting for 2023 will take place via Zoom on November 16, 2023. A reminder will be included in the fall newsletter. Full details will be mailed to each homeowner in early November.
- **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. Just click the "Follow" button on the bottom right corner or upper left corner of screen on our website. Then just enter your email address and submit.
- **TRAFFIC/SPEEDING SOLUTIONS** - Let us know if you have any ideas on what can be done to reduce speeding and cut through traffic. Sometimes the best ideas come from those affected the most. Send us an email with your ideas!

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:

- **Jay Berkowitz** - See Directory
- **Deborah Lodish** – (313) 971-1663
- **Mary Williams** - (248) 496-6698
- **Maria Sabatini** - See Directory
- **Open**

HOA Contacts:

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



Website:
FranklinKnollsHOA.com



Email:
FranklinKnollsHOA@gmail.com