

Bloomfield Village Association

Trustee Meeting

July 21st, 2015

Present: O'Donnell, Brookover, Kern, Weissenborn, Saulnier, O'Hara, Zilka, Fromm, Ross, Marwil, Parker, Currier, Atkinson

Andrea O'Donnell called the meeting to order at 6:56 PM

Fire Department Report: Chief Geoff Hockman Reported

- The fire department made 10 runs in the month of June, 3 CO alarm calls, 5 false alarms and 2 wires down
- The reason we are having so many runs is due to the amount of construction going on in the Village. Sanding and other activities are setting off the alarms

Police Department Report: Commissioner Tom Parker reported

- Village Police continue to put emphasis on speeding enforcement traffic tickets, activity is 3 times what it was last year. Sgt. Hurd commented that residents have told him the enforcement efforts are having noticeable results.
- Tom Parker asked the board to consider purchasing a radar sign to enforce limits in the village. The question is where the sign would be placed. These radar signs are portable and can be moved around the village. The cost would be \$3,600 per sign, would not have a camera and will have a battery that lasts 14 days. The strategy is to put it on streets that are difficult to monitor. The sign would need to have fixed brackets placed around the village for when they want to move it to another location, Cathy Weissenborn asked if Tom would come back with a proposal that is complete with locations. Signs would be purchased by the Village

Road Proposal Development

- No report, the next meeting will be on Tuesday July 28th at 6:30 in Hackett Hall. Interest in working on the road committee is still low. Andrea asked the road committee to include in their report that the Township will also allow for smaller SADs.
- Andrea asked if a full report of the committee's findings be available at the next board meeting
- Trich Saulnier commented that all we can give is a review of the meeting to be held on July 28th.
- Cathy Weissenborn asked if the road committee could assemble a fact sheet highlighting the proposals for both the Township and Oakland County Road Commission.
- Ron Ross said the committee is in the beginning stages of the due diligence process. 2017 would be the earliest that construction could start after the study is completed if there is voter approval to rebuild the roads.

- The road committee was also asked to submit an article for each Bulletin outlining the committee's progress.

Architectural Reviews

Andrea O'Donnell read the standard introductory language

1252 Indian Mound East- Revised Fence Line - Landscaping

- The Ballews recently purchased their home and were not aware of the homeowners association as they lived out of state. The fence was installed before they moved and was presented and approved by the township. The fence that was put in place was smaller than in the original plan and is shielded from the street.
- Fence in place is consistent with the village height requirements
- The view of the fence would be blocked by the landscaping they were installing except for a portion next to the driveway that can be seen from the street.
- Motion by Tim O'Hara to approve the fence with the understanding that additional landscaping will screen the fence from view

Passed unanimously

1223 Indian Mound Trail – Fence Replacement

- Liz Schubiner came before the board to get approval to replace their old picket fence with new PVC fence. The new fence will look like the original fence but will not rot and peel like the old one.
- Tom Bookover made the motion that since the fence was installed so many years ago and that this was an improvement to replace the old weathered fence that the board approve the proposal.

Passed unanimously

2764 Indian Mound - Addition over the Garage

- Mr. Ajluni attended the June meeting and returned in July to clarify his proposal for additions and improvements to his home.
- Adding two windows (with grilles) to the left elevation first floor, existing structure has one.
- Bay window will be replaced with a door-wall to step out to the backyard.
- Firebox bump out was also shown will be added to the rear of the home and existing window removed.

Motion to approve as presented - approved unanimously.

654 Overhill - Rear Yard Fence

- Ryan McInerney presented his plans to add a fence in his backyard.

- His primary justification was safety, as the neighbor dogs have come into his yard in the past and attacked his dog. Also the backyard would not be a safe place for children for the same reason.
- Adheres to the township guidelines of not being visible from the street.

Neighbors comments:

- Neighbor Suzanne Daniels of 581 Overhill objected to the plan showing picture of her dog Watson after being attacked by McInerney's dog (Lucy) after she escaped from the house. Suzanne said Lucy is an aggressive dog and that she did not believe a four foot fence would keep Lucy from jumping over it and escaping the yard.
- Steve McGraw of 3140 Bradway that backs up to the McInerney's home also opposed the fence. Steve was president of the board 15 year earlier and emphasized that fences were discouraged while he served on the board. This fence would be the only one in the area it looked like a dog run to him and he did not want this to set a precedent that as it would encourage other homeowners to follow suit.
- Motion by Tom Brookover to deny the fence in accordance with the current guidelines that discourage the use of fences.

Motion to approve: 10 in favor, 1 opposed

2718 Indian Mound - Circular Drive

- Jeff Goodman address the board on adding the circular drive to his front driveway.
- The unusual shape of the driveway design was due to the connecting to the existing driveway and to preserve existing trees in front of the house.
- Also wanted to delay showing the final landscaping plans to make sure that the landscaping looks right after the driveway is in.

Motion to approve: Passed Unanimously

324 N. Glengarry Rd. - AC Unit Relocation

- Ask for a variance to put their air conditioner to the side yard. In the past you had to add a brick wall around the units. Owner told the board that the current position is inefficient. Variance would allow it to be 11' 3 " from the side lot line.
- Both neighbors have approved, side yard provides screening. Question about the hole left in the deck when the AC units are removed. Owner said the deck and steps will be rebuilt.
- Motion by Tom Bookover to allow the variance and adding the new AC unit to the side of the house since they will be quieter for the neighbors. Also recommend the Township approve the variance.

Motion approve unanimously.

580 Covington Rd. –Front porch - Renovate Existing Side Porch

- Joe Roman the architect made the presentation for the Edgells regarding the planned renovation or their home as they could not make the meeting
- Plans show to replace the vinyl siding with Cement board lap siding that is painted
- Trim will be replaced, add colonial style shutters and paint the brick. Color will be a light beige (will need approval from BVA)
- Plans show that second floor door access to the porch roof would be removed and replaced with a window, but architect indicated owners were reluctant to replace door due to cost.
- Proposal shows a 24 inch high railing. Code requires if you have a door you need to have a 36 inch railing. Architect feels the high railing is too heavy
- To retain the lower railing a window would need to replace the door. Plans show a window.
- Jack Marwil thought the plans were not specific enough and that the architect should have provided more information to the board such as color renderings of the planned home.
- Motion is to approve plans as is with Art approving the material details and color detail, and to approve the variance

Motion to approve the proposal with final approval of materials and colors by Art.

Motion to approve 10 in favor, one no vote.

516 Hupp Cross – Front Covered Porch, 2nd story addition

Presentation also made by Joe Roman: Proposal for an addition to the rear side porch for a master bedroom, roof will match existing, as will color of siding,

Front porch will have columns

Front bay will have roof installed.

Motion to approve: Passed unanimous

659 Overhill – Rear 2nd Story Addition

- Stan Krandall presented the plans for the second floor addition over an existing porch. New roof will blend into the existing roof, colors will match existing colors.

Motion to approve- Passed unanimously

Approval of 6/17/2015 Minutes – Motion to approve Passed unanimously with corrections

Treasurers Report:

- Bulletin revenue coming in for Spring Edition Adds
- Annual Trustee meeting cost came in at \$150 for refreshments
- President has reviewed bank statement from June Statements from Huntington bank
- Treasurer confirmed that they were reviewed

Legal Report –

Lien on Yarmouth- discharged

Lien on Bradway – was paid.

Managers' Report:

2015 Maintenance Fund Assessment:

- 19 not paid, \$2,325 owed

2014 Maintenance Fund Assessment

- 3 homes not paid, 2 liens were put on properties with one home in foreclosure

2013 Maintenance Fund Assessment -Clear

Village Bulletin

- Ads paid up for Spring addition, Summer ad bills went out on 7/13/2015.

Village manager action:

- 1375 Glengarry paid the assessment for 2015, 2725 Endsleigh move BBQ from front porch
- Police and Fire Departments budgets request preliminary budget for 2015-2016.for August meeting

Pool fence heights,

4 ft. is the maximum height allowed for fences in our Village Architectural Guidelines. The code for surrounding a pool is 48 inches minimum. The fence also needs to have a minimum 45 inch distance between horizontal rails (and a 2 inch maximum from the ground). The only style of fence that meets the 45 inch requirement and is only 48 inches tall is a single top and bottom rail design. More decorative fences with a double top rail need to be 54 inches high to meet the 45 inch minimum dimension between rails. Therefore the Township is now allowing pool fences up to 54 inches tall. Building code does not require a certain distance from the pool. A question asked is do we want to change our guidelines to differentiate between a pool fence and a yard fence. The board should consider a establishing a formal fence guidelines for the Village for homes with pools.

Other Issues:

1010 N. Glengarry Rd. Front door is a bright blue, and fence gates (no fences visible) were painted the same color as the door. The gate replacement/color was approved by Village Manager approval over a

year ago. The color is brighter than was the manager was led to believe by a color photo of a gate presented by the homeowner or the appearance of the front door in the shadow of the covered porch. The Board did not decide to take any action at this time.

1375 North Glengarry sign is to mark as a construction site, not in violation of our deed restrictions.

Old Business

- Mount the TV and video conferencing \$833. Move the screen to corner leave the cart where it is and place an easel on top of the cart.
- Motion to approve the miscellaneous cost of \$833. Motion was approved but Cathy Weissenborn asked to look into the proposal as some of the work had already been completed by Ted Gauthier.

New Business

The topic of the annual volunteer recognition dinner was brought up regarding the cost of the activity. Those who opposed the event thought it was too expensive and other activities could be planned to thank the village volunteers. Those who were in favor of the dinner thought the volunteers appreciated and looked forward to the event every year.

A motion was presented to discontinue the event going forward.

3 approved, 8 disapproved. Motion was denied.

Meeting adjourned at 9:37

Next Meeting August 18th.