
IV. Importance of Quarterly Dues and Benefits

Quarterly Assessments (dues) discussed in Article VI, Section 6.2 of the CCR's, are necessary to protect and maintain community assets, which in turn preserve, protect, and enhance property values. When homeowners fail to pay their dues, the HOA may ultimately be unable to meet all of its financial obligations. The result is the degree of property value protection the HOA provides is reduced. In other words, even one home owner who does not pay their dues on time can adversely affect how HOA business is conducted. When you pay your dues on time, you end up doing your part as a member of the HOA to conduct its business which therefore, preserves, protects, and enhances all of our property values.

Association Dues

Current HOA dues are \$250.00 per quarter. Invoices are typically sent out approximately three weeks in advance of the due date which is the first of the month (January, April, July & October). If payment is not received by the due date, late fees will be assessed. The potential late fees are outlined on the invoice.

Association Website

The association maintains a website at www.woodlandsoflivonia.com. It contains various information, such as association covenants & bylaws, current budget & past years expenses, the required architectural committee review form and HOA officer contact numbers. A quick overview is provided, in Section X.

Garbage & Recycling Service

Garbage & recycling services are included in HOA dues included is one garbage container each week and one recycling container every other week. If a larger or smaller receptacle is desired, ACE will exchange for no added cost to the homeowner. Any extra services beyond this base level is the responsibility of the homeowner. Specific pick-up arrangements and prepayment of associated costs must be made with the service provider — currently ACE Solid Waste, Inc.— 763-427-3110. A **WARNING** about recyclables is provided in Section V – please note.

Resident Mailboxes

Custom mailbox assemblies are provided and maintained by the HOA. Please contact a voting board member if there is any damage to your mailbox beyond normal wear and fading. Normal wear will be repaired on an as needed basis.

Trail System

The Woodlands of Livonia trail system is a wonderful part of our community offering a natural way to relax, exercise, and get outdoors. Our private trail system is over 5 miles of paved trails fully owned and maintained by the WOL HOA. These trails are private and only for the use of our residents and guests. These trails are plowed and sanded in the winter months and available for use year round. Please be respectful of your neighbors and clean up after your pets. Livonia Township has an ordinance that addresses unattended or roaming dogs. This ordinance also states that when a dog is on public property it must be on a leash or under the immediate and complete control by the accompanying person. Please help keep our trail system fun and safe for all of our community. No Motorized Vehicles are allowed on the trail system.

Street Lights

The association also pays for the street lights and corresponding electricity along all of our streets and trails. These are to help keep a lighted and safe trail system and streets for the HOA members to enjoy no matter what time of the day.



Common Areas

The HOA also has a variety of common areas within the community. These include ponds, woods, building structures, and gardens. These are to be enjoyed by our community members. Please discuss with your family the importance of not removing rocks from these areas and throwing them in ponds or in the grass areas. This will cost you more money down the road as the association will need to replace these rocks ultimately at the cost of the homeowners. In addition, if the mowing service that maintains the common areas breaks their equipment, or breaks anything due to flying rocks, this too will cost the association more money. We also encourage family discussions around any and all types of vandalism to our common areas (graffiti, carving, destruction, etc.).

Other Services Provided by Dues

- Street sweeping every spring
- Community social events
- Mulch for HOA annual spring clean-up for our neighborhood common areas
- Maintenance of common areas
- Planting of HOA common area gardens in spring
- Maintaining HOA Sprinkler system of common areas
- Fountains in HOA common ponds
- Maintenance/ insurance for HOA common buildings and bridges
- Funds for maintaining trail clearance and manicuring
- HOA administration expenses
- HOA equipment maintenance and purchases
- Holiday lighting at our entrances during the holidays
- And large capital projects needing to be completed
- This list is not meant to be all inclusive

For more information on the exact use of the quarterly dues you can visit our website, and look over the annual report and see a detailed breakdown of expenses and services.