

HERITAGE PARK

EMERALD POINTE NORTH

CONDOMINIUM ASSOCIATION

www.emeraldpointenorth.org

News and Views
WINTER 2023

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Board of Directors

Ed Caldwell

Michael Bradford

Jeanette Smith

Janet Ghareeb

Debbie Carver

Safety Chairperson

Debbie Carver

Web & Newsletter

Ed Caldwell

Reminders



By-Laws require that every house have both outdoor garage lights on from dusk to dawn for safety. Help keep the sub bright by reminding your neighbor if a light is out!

There have been many changes to our website!
Check it out!

www.emeraldpointenorth.org



By-law Rules for Property Modifications



Co-owners are reminded that any exterior modification to their home or property requires approval by the association board. All modifications must be approved in advance and done by a licensed & insured contractor if required. This includes, for example, fences, pools, decks, sheds, roofs, windows, slabs etc. CHECK FIRST!

EFFECTIVE 1/1/2023 the board of directors has added a \$35.00 administrative fee for any modification form submitted after the work has begun.

A form is available on the Heritage Park Website or contact Jo Ann Thureau for more information at: joann@tpgmc.com

ANNUAL MEETING

**The 2024 Annual Meeting
will be held April 9, 2024
at 7 PM**

Location will be announced.

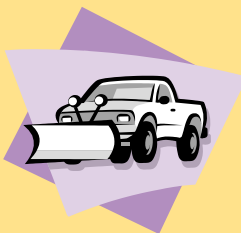
REMINDER!

**We are NOT part of the
Westland Curbside Leaf
pickup program!**

**Bag leaves as you have
done in the past.**

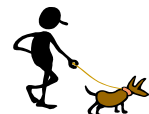
Snow Season Reminders

It is time once again to take into consideration parking on the streets during a snowfall. Please keep your cars in the driveway so the streets can be cleared properly. (Heavy snows typically require a second plowing.) Do not pile the snow back into the street. **During a snow emergency, cars parked in the streets will be fined \$100 per incident; cars parked overnight will be towed.** Remember that a snow emergency refers to the entire city.



Pet Owners

Please be considerate of other co-owners: keep ALL pets on leashes and pick up after them. **Check bylaw restrictions!**



No street parking 1-6 AM

All co-owners are reminded that no street parking is allowed on any street from 1 AM to 6 AM. Violators can be FINED or TOWED! A PARKING PASS can be issued for some reasons by any board member or by contacting Jo Ann at 586.228.8230

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Welcome to the Neighborhood

Tomorr Hymeti
Emerald Ln N.



Have a wonderful Holiday
Season and a Happy New
Year!

16th Annual
Holiday Lighting Contest
3 prizes for best lighting display

1st prize - \$50 gift card
2nd prize - \$35 gift card
3rd prize - \$25 gift card

Judging and Awards
December 16-18, 2023

Lighting Contest Winners Winter 2022

1 st 38460 ELN - M/M T. Murray
2 nd 8213 ELW - M/M G. Matei
3 rd 38540 Megan Ln - M/M Kor-
cari

Thank you ALL for making our
sub look great!!!

Property Sales

Please notify Jo Ann Thureau, our property manager, when you sell or rent your home so she can keep her records updated. Remember that if you plan on renting, you must contact us first and get the proper paper work.

The City of Westland also has a city ordinance that requires a rental inspection and you must be in compliance to rent your property.

Newsletter Items

Our goal is to provide a bi-annual newsletter to communicate important information about our neighborhood. If there is something you would like included in the newsletter, please feel free to contact us:

Jo Ann Thureau

joann@tpgmc.com



Board of Directors

The Heritage Park board of directors is an unpaid volunteer position made up of five of your friends and neighbors. They, with the help of the Management agent, take care of all the day by day issues of the association. The Annual Meeting is held every spring in April. *This year three of the five positions on the board are up for re-election.*

Any co-owner interested in serving on the board is encouraged to volunteer.

Westland Fire Department has reminded us that each co-owner with a hydrant on their property is responsible for keeping it visible. They will write tickets if they are blocked by snow.

HIX ENTRANCE SCHOOL BUS PARKING



**We continue to have trouble
at the Hix entrance caused
by parents parking illegally
and blocking driveways
while picking up their children.**

BE ALERT!!

Trash & Recycling

Normal trash pickup is on Friday morning. Please do not set your Trash container out before 6 PM Thursday night. Recycle containers are put out with the trash every other week. Both containers must be kept inside your garage or hidden from view outside.

Thank you to all co-owners that have found a place for their trash and recycle container!



Your lights and decorations are beautiful, but **we would like to see them down by January 21st** this year weather permitting! Thank you for your cooperation!!