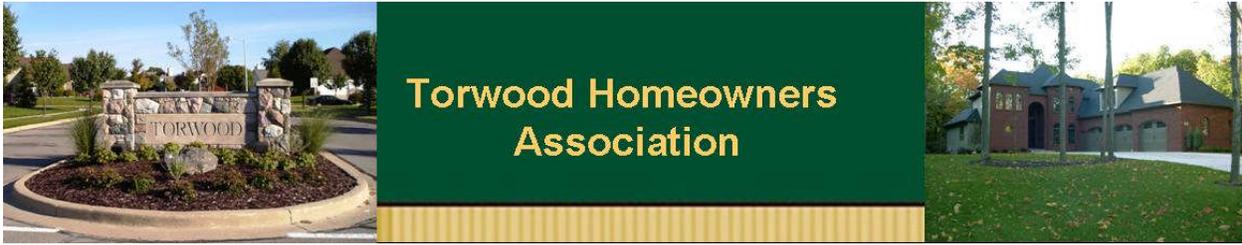


TORWOOD HOMEOWNERS ASSOCIATION



Can you believe it's the summer of 2008 already? It seems like just a few months ago (Oct 2007) when we last meet for the annual Torwood Homeowners Association (THA) meeting. The Board of Directors would like to thank all Torwood residents for your continued feedback and support.

Current THA Board members are:

Chris Chapin, President:	Currently serving 2 nd term – expires 2010
Julie Dils, Vice President:	Currently serving 3 rd term – expires 2010
Robin Rasor, Treasurer:	Currently serving 2 nd term – expires 2009
Mary Tornquist, Secretary:	Currently serving 2 nd term – expires 2009
John Zemba, Member-at-Large:	Currently serving 1 st term – expires 2009

As a reminder, the Torwood Website (www.torwood.org) is available for your use, and through it, just about anything and everything you could ever want to know about our neighborhood is in one location.

Please also review the enclosed “Important Information and Reminders about Torwood By-Laws and Homeowner Responsibilities.” Over the recent years, we have learned that many “re-sale” properties are not receiving the “Homeowner’s Booklet” that should be issued at closing. This partial list will help guide homeowners in regards to landscaping requirements, physical property requirements, maintenance, and more. A complete copy of the Bylaws is available on the Torwood website.

Your Board of Directors commits a significant amount of time, energy, enthusiasm and commitment to making Torwood a “Great Place to Live”. We hope that you appreciate these efforts and that you will continue to support the Board.

If you have any questions or comments, please contact one of the BOD members listed below.

Thank you,

Board of Directors,

Chris Chapin 944-2257	chapinc@umich.edu
Julie Dils 429-3332	jdils@comcast.net
Robin Rasor 944-3359	rrasor@comcast.net
Mary Tornquist 429-2551	maryshortcake@verizon.net
John Zemba 429-7419	zembaj@comcast.net

Torwood Email: Torwood.admin@torwood.org

1. 2008 THA Annual Meeting:

The Torwood Homeowners Association annual meeting is in the planning stages and expected to take place the last week in September or early October 2008 on a Wednesday. The meeting will be at 7:00 PM at a location yet to be determined in the greater Saline area.

As reported at the January 2007 annual meeting, all subsequent annual meetings will take place in the fall of each year. The benefit is to proactively inform the residents of the THA on the happenings over the year, to review the budget, annual dues and goals for the coming year.

Your attendance is requested, not only to hear what your Board has accomplished this year, but also that your voice be heard on areas you would like the Board to address in the 2009 year.

There will be three open Board positions this year. Remember, any current homeowner¹ may be nominated for an open Board position.

¹ A current homeowner is defined as having legal rights to their Torwood home with all dues current. As long as dues are current, each household is entitled to one vote.

Reminders about Torwood By-Laws and Homeowner Responsibilities:

This is not intended to be a complete listing of Torwood By-Laws, Rights and Responsibilities, or as a legally binding document. It is only intended as an “Informational and Reminder,” list, and is being provided in response to the most obvious violations or issues we have observed in Torwood. For further information, please refer to your “PURCHASER INFORMATION BOOKLET FOR TORWOOD” that was provided to each homeowner at closing. A free copy can be downloaded from the www.torwood.org website if you prefer. Thank you.

- Individual or group Garage Sales are not allowed unless sanctioned by the THA BOD.
- It is the homeowner’s responsibility to keep the Purchaser Information Booklet for Torwood as a document of record for the property and it is to be provided to any subsequent homeowner at sale of property.
- Any exterior structural changes to your unit must have prior approval of the Torwood Homeowners Association (THA) Board of Directors (BOD).²
- All exterior paint colors and schemes must have prior approval of the THA BOD.³
- Each unit is responsible to submit landscaping plans and obtain prior approval of the THA BOD and / or Landscaping Committee, and is required to maintain them in accordance with the By-Laws.⁴ Landscaping must occur within 6 months of closing on a newly constructed home.
- All garbage and refuse containers must be kept out of view, preferably in the garage. They are not permitted to be placed on the curb until 6PM of the day prior to scheduled pickup, and must be returned to their storage place by the end of the pickup day.
- No trailers, campers, or similar items are permitted to be placed on any unit lot for more than 24 hrs prior to and after use.
- All pets must be controlled and waste picked up if walked outside of the homeowner’s property.
- Yard waste or any other material is not to be dumped in a common area, especially not the retention ponds. Clean up contracted by the THA BOD as a result of dumping in a common area by a resident will be at the total expense of the resident who dumped the materials.
- Disposal of yard waste should be handled in a timely manner.
- Keep yard mowed per city ordinance (nothing over 6 inches).
- Cul-de-sacs are not playgrounds (see Section 13 on page 19 of the By-Laws “Common Element Maintenance”) and need to be respected, as all homeowners pay for the upkeep.
- Watch speed limit when driving through Torwood as more and more kids are out playing in the nicer weather.

² See the Torwood website, Committees link then choose the [THA Project Review Application](#) form.

³ See the Torwood website, Committees link then choose the [THA Project Review Application](#) form.

⁴ See the Torwood website, Committees link then choose the [THA Project Review Application](#) form.



Did You Know:

- According to a study by a Clemson University Professor showed that improving landscaping from "average" to "good" could increase market value of a home by at least 10-12%. Studies from HGTV have reflected the same.
- National Association of Realtors study showed a well-designed and properly-installed landscape project can increase value of a property by as much as 17%.
- According to the Realtor's Association, Real Estate Appraisers judge landscape on appearance, condition and maintenance. It is also used to compare your home to others in the neighborhood by realtors as well as perspective buyers. Buyers get a clear sense of how well a home has been maintained by outside appearance. If it's nice outside, the Buyer will walk into the house and automatically be more interested in it.
- The Realtors' Association states that foundation plantings, ground cover around trees, and colorful annuals all go a long way. A home with no landscaping looks uninviting.