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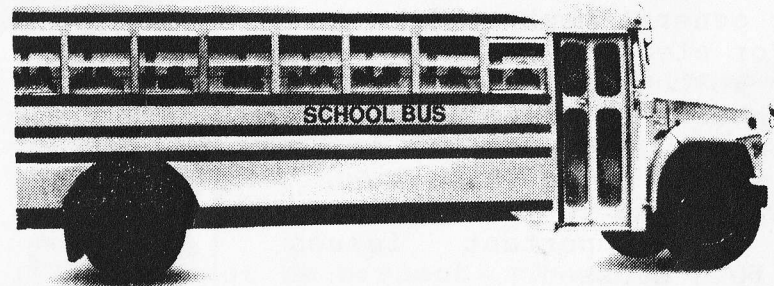
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*Forest Park*

August - September 1990

# COMMUNICATOR



"BACK TO SCHOOL"

"THE SUMMER'S OVER"

608

889  
207  
902  
200

Special article  
by Bill Watts

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## EDITOR'S MESSAGE

As a fellow "Forest Parker" I have been proud to be the editor of the "Communicator". I hope you have enjoyed it and found it informative regarding our sub. Thank you for the opportunity and for bearing with me through my first time difficulties.

This is the last issue until after general membership meeting for election of board members which will be held in September. (No "Communicator" this month.) The October issue will announce the winners.

Please come to the meeting and vote. Important issues will be discussed.

On a sadder note you may notice a different look about your "Communicator" this time. Denise McLain had to give up typesetting for the "Communicator" due to time constraints. She was responsible for the impressive new look we have enjoyed this year. Thanks Denise for a job well done!!! She will continue to do the cover art, however.

As always your comments are requested and will be printed as space permits.

Dan Mathers  
Editorial Director

## ASSOCIATION BOARD MEMBERS

### President

Bill Watts  
22156 Tredwell  
476-4308

### Vice President

Mike Cohen  
22258 Ontaga  
476-2777

### Treasurer

Margaret Gregory  
22243 Ontaga  
478-1884

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Carla Rosenblum  
21891 S. Brandon  
477-1839

### Membersbip

Bob Stoeckle  
22160 Ontaga Ct.  
478-0318

### Social

Sue Johnson  
21886 Ontaga  
473-5629

### Pool

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22270 Ontaga  
474-5867

### Communications

Denise McLain  
22085 Tredwell  
476-6105

### Neighborhood Watch

Mike Cohen  
22258 Ontaga  
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### Welcome Wagon

Carla Rosenblum  
21891 S. Brandon

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478-0318

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## EDITORS'S NOTE

Subject: State of the sub report from the president, Bill Watts.

Subject: Deficit spending due to insufficient funds.

For details read the following report concerning this vital topic.

For input come to the general membership meeting at the end of September. This affects every homeowner in the sub. We invite and encourage your participation. Please voice your support.

If you cannot be present, please submit your viable solution in writing to any board member and it will be added to the comments at the meeting.

Please watch for flyers giving the exact date and time for the meeting.

--Editor



**1990 MEMBERSHIP & REVENUE RECAP**

As we are already aware, membership in our homeowner's association is on a "voluntary basis" which is quite unusual for most subdivisions in Farmington Hills. Most associations require a mandatory fee for all homes within the subdivision boundaries, are much more expensive and have fewer amenities.

Over the years, this voluntary policy has made estimating working capital and budgeting these revenues impossible. We ask the same questions every year; how many homeowners will participate and become paying members? How much money will this generate? Will this revenue be enough to cover expenses? To magnify this problem, trends over the past five years have shown that current membership fees have NOT been able to cover expenses. This and the fact that no increase in association fees have been charged, until this year, and membership revenues are decreasing, makes things even more difficult. As a result, deficit spending has become a reality. Luckily, a cash reserve was available from previous years which has kept the subdivision from going broke. Each year the Board has "HOPED" membership would increase to cover this deficit trend

so no increase in membership fees would be needed.

Unfortunately, this years Board members, dealing with the reality that the cash reserve has been used up and membership revenues were not keeping pace with expenses, had to make some very difficult decisions regarding the fiscal soundness of our subdivision.

As was stated in the February 1990 Communicator, effective January 1990, the Board implemented the following "belt tightening" or "cost cutting" policies to assist fighting to cut expenses and increase revenues. The results of our efforts to date are also included were applicable.

- (1) Eliminate the free family pool membership to the pool chairperson (savings of \$195.00).
  - (2) All social events are to be self-sustaining. No subdivision revenue will pay for major social functions. Any surplus revenue generated by social functions will be split between the general subdivision fund and the social account as follows: \$1/person going to the general subdivision account and any other surplus revenue going into a separate bank account for the social committee.
- Revenues generated to date:

FEB	- Valentines Dinner Dance	202.55
APRIL	- Easter Egg Hunt	(-38.00)
MAY	- Garage Bake Sale	247.61
JUNE	- New Neighbor Night	27.50
JULY	- July 4th Pancake Breakfast	139.30
	- Ox Roast - Hawaiian Luau	180.25
AUG	- Road Rally	-
SEPT	- Craft Show	-
OCT	- Halloween	-
DEC	- Christmas Walk	-

(3) The Communicator will become self-sustaining through advertisements being sold to support the publication (\$5. per issue- business card size).

	<u>Revenue</u>	<u>Expense</u>	<u>Profit</u>
FEB	30.00	27.42	
APRIL	45.00	20.87	
MAY-JUNE	45.00	20.87	
JULY	35.00	18.51	
AUGUST	-	-	

- (4) Common ground maintenance has been eliminated except for lawn cutting service (saving of \$175).
  - (5) All common ground property improvements have been eliminated from the budget.
  - (6) Promotional expenses (flyers, T-shirts, etc.) have been eliminated.
  - (7) A fundraising committee has been created in conjunction with the social committee to help raise needed revenues.
- The Board also addressed the dilemma of trying to increase membership participation at 1989 rates by increasing all membership fees as a means of increasing revenues.

The key question here, was, will higher membership

fees in all categories result in a overall revenue increase? The Board decided the only sound business decision was to increase all membership fees and hope for minimal resistance and therefore, a net revenue increase. The old system was not working and a change was needed.

Based on the 1990 budget projection of \$19,000, the new membership fee structure was established using last years expenses and membership totals (hoping participation lost from existing homeowners would be negated by participation of new homeowners moving into the subdivision) and implementing the above described cost cutting measures. Based on these

projections our subdivision should be at a break even state.

Listed below are the results of our efforts as

well as a membership history since 1985 (only membership numbers for 1985-1986 and fees since 1987 are available).

	'85	'86	'87	'88	'89	'90
GENERAL	104	97	77 (\$25)	121 (\$25)	113 (\$25)	82 (\$35)
SENIOR GENERAL	36	36	40 (\$10)	12 (\$25)	45 (\$15)	41 (\$25)
SINGLE POOL	6	10	3 (\$110)	21 (\$110)	13 (\$75)	9 (\$110)
DUAL POOL	-	-	-	-	10 (\$150)	9 (\$175)
FAMILY POOL	39	46	36 (\$175)	53 (\$175)	47 (\$175)	45 (\$195)
SR POOL INDIVIDUAL	0	1	4 (\$70)	0 (\$70)	1 (\$70)	1 (\$100)
NON-RESIDENT POOL	3	6	7 (\$165)	6 (\$165)	2 (\$175)	4 (\$195)
UNKNOWN	-	-	2	-	-	-
TOTALS	188	196	169	213	231	187+4
%	56%	59%	51%	64%	69%	56%
REVENUE	-	-	\$10,390	\$16,375	\$14,590	\$15,636

As can be seen from this years results, the resistance to the membership fee increases and/or apathy have resulted in a membership participation decline from 231 homes in 1989 to only 187 in 1990 or a 19% decrease from last years 231 totals. It should be noted that the total number

of homes in our subdivision is 334. Of the 44 fewer homeowners that participated this year, 31 were in the general membership classification (\$35 a year fees or 68 cents a week). Overall, 60 paying association members in 1989 decided NOT TO participate at all in 1990. This represents almost 26%

of last years paying members. Of this 60, 37 were general members, 10 were senior general members, 5 were family pool members, 6 were single pool members, and 2 were dual pool members. There were also 9 other 1989 pool members who opted to participate as general members in 1990 but did not participate and we do thank you.

On the positive side, every membership except the general membership classification had participation numbers and/or revenues fairly close to their corresponding 1989 figures. Senior general members, 16 non-paying homeowners in 1989 who optioned to get involved and participate as various type members in 1990, and many new residents to the subdivision are to be congratulated as well as everyone else who got involved and participated.

In conclusion, the 1990 membership fee increase has resulted in a \$1,000+ increase in revenues and a 44 home decrease in membership participation. These numbers alone will not meet this years \$19,000 projected budget. However, there will be some assistance from the fund raising, social, and Communicator advertising revenues collected throughout the year but

nowhere near the \$3,400 difference between the projected budget and actual membership revenues. Our subdivision faces some critical cost cutting questions if revenues cannot be increased. Should we not pay our utility bills, our real estate taxes, our bank note on the pool loan? What should we do?

As a result of the past four years membership participation, revenues, and resulting deficit spending, the Board has no choice left but to investigate the steps needed to implement a "mandatory association fee" for every homeowner in our subdivision. Every effort has been made to avoid this option but subdivision participation and/or apathy is getting worse. Unfortunately, our homeowners are not rallying to dig us out of our revenue dilemma.

I hope this answers many of your questions and enlightens you to the current status of the circumstances that the subdivision is faced with. We will keep you abreast on the "who, what, where, when and whys" of a potential mandatory fee solution to our serious revenue problem.

We encourage your comments, questions and participation.

Bill Watts  
F.P.H.A.

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**SOCIAL NEWS**

I hope that all of you have noticed the resounding success we have been experiencing with our social events this summer. My " heartfelt thanks" to all of the people & families of our social committee; and to all of the faithful subdivision members who support our community. The garage sale was grand, with more than 45 homes registered this year. Our "New Neighbor Night" had a lot of fun diversions that drew families together in friendship from all over the sub.

Also the fourth of July celebration was unsurpassed with a wonderful turn-out for the Pancake Breakfast and festivities which followed.

Keep checking your "Communicator" and reading your flyers for future events.

Remember that we are organizing our "1st Annual Craft Show" for September. It will be on either the 8th or the 15th. Watch for the flyer for the exact date. We welcome any crafters who wish to join in the fun. If you are interested in participating please contact me at 478-4754. Register early so we know how much space to plan for. Only 8 weeks left so get "crafting"! There will be a minimal fee to cover table rental.

Thanks for your support and have a great summer.

Denise Bowman

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**POOL NOTES**

On the 4th of July we tested a new policy of opening the pool to general public & guests for the day at \$1.00 per person. That day we had approximately 35 extra swimmers. We may schedule other days during the summer season (Subject to approval by a board vote). If this is something you might enjoy having, please express your opinions to Bill Watts, 476-4308, or Denise Bowman, 478-4754.

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**CHILD CARE**

We have a family moving into our neighborhood with an adorable 10 month old little boy. They will need child care from October through February for 2-3 days a week. Please call:

Carla Rosenblum

Work: 478-2000 Home: 477-1839

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Baby Sitting: "Will Do" dept.

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1. Reliable 13 year old. Please call" Dan Blankenship - 476-9766.
2. Responsible 12 year old. Please call: Brad Premier - 474-7389.
3. Reliable 12 year old Call: Kristen Julet at 477-8189 or 476-5923

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**FROM YOUR SOCIAL CHAIRPERSON:**

The 1990 4th of July Pancake Breakfast was a tummy filling success. What a great turn out! Our "Fantastic Flippers" served well over 250 pancakes and 500 sausages to a record crowd. Many thanks to "Master Chef" Bob Flecher who has been flippin' Forest Park flapjacks for almost ten years. Hats off to his team of pancake perfectionists - Bob "We Need More Juice" Stoeckle, Bill "New Dady" Watts and Randy "Taste Tester" Gregory.

Once again the Farmington Hills Fire Department showed us their best. And they are the best there is! How "Sparky" survived in the record 90 degree heat shows how really dedicated the Fire fighters are to this community.

A change in the direction of the water hose proved to be quite welcoming to the on-lookers. I didn't see that many people run for it when the water came their way. A few hairstyles may have been dampened, but it seemed a good time was had by all.

BIKES, BIKES everywhere - and what a display! I wish we could have given a FIRST PRIZE trophy to all the participants. Each one though was treated to a popsicle after the bike parade. We also had games for the kids again this year, 3-legged races, water balloon toss, candy pickup and sack races proved to be fun for the kids that stayed at the pool area. (Mike Cohen couldn't find the battery switch for the fire truck P.A. system to make the announcement., Ed.) Among the prizes were silver dollars and bags of candy.

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A final note - The Forest Park Social Committee has done it again. What a team!! These volunteers spend much of their own time planning and implementing the social events for ALL residents of Forest Park Sub. Thanks again and again to the following:

Denise Bowman 478-4754  
Robin Buell 478-5568  
Dan Mathers 478-7366  
Yvonne Hughes 477-6563  
Kathy Watts 476-4308  
Marci Mathers 478-7366

If you would like to become involved in any one of the events we put together, take charge of an event, run and an errand or two, or just make some phone calls, **WE CAN USE YOUR TALENTS!** Just call any one on the social committee and let us know. Come on out! We NEED you! And it's lots of **FUN!**

Thanks for supporting "Forest Park Sub"

Sincerely,  
Sue Johnson  
473-5629

P.S. One of the fire fighters lost a gold chain with a fire fighters hat on it. If anyone found it please call me.

Sue

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LOST & FOUND

A specific amount of money was recovered by F.P.H.O.A. and is currently being held by Michael Cohen, Vice-President and neighborhood watch Coordinator.

The money will be turned over to the individual who can match all of the details concerning it's disappearance.

Should no one be able to claim the money by September 1,1990 it will go into the F.P.H.O.A. General fund.

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**HAPPY BIRTHDAY!**

Tommy! August 22 son of Tom & Yvone Hughes "8" years old!!!

**HAPPY ANNIVERSARY!**

Tom & Yvone Hughes August 26, "12" years!

**PERSONEL NOTE:**

Dear South Brandon neighbors,

We would like to apoligize for the disturbance and any inconviences we may have caused you. We assure you nothing like that will ever happen again.

Sorry again,

Christine Globke and  
Leah Rosenblum

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**THANK YOU**

The F.H.P.H.O.A. would like to thank the following for their generous donations at the "Ox Roast" this year:

Chaplin's Comedy Club  
Kevin's  
Brass Pointe  
Clam Diggers  
Bel-Aire Lanes  
Marco's  
Ruben's Ruben  
Perfect Pizza  
Nabisco  
Watts Enterprises

and all the fine individuals that donated gifts.

We would especially like to thank all those who donated their time and effort.

Thank You,  
F.P.H.O.A.

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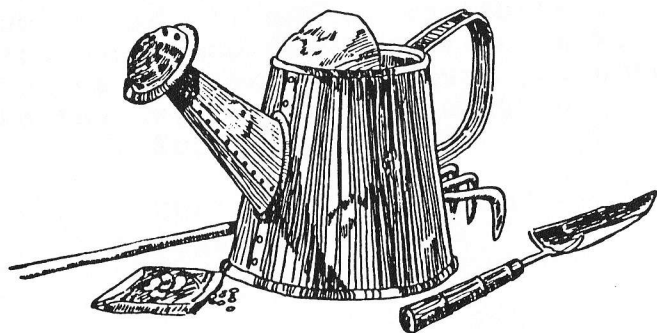
**KARRIE'S KORNER**  
By Karrie Guerreso

**Mary, Mary, quite contrary, how does your garden grow.....**

I couldn't resist any longer - my inquiring mind had to know, how does the house down the street's annuals grow more beautiful every year? What's the secret?... Why is it that my annuals start to turn brown and skimpy by the time August rolls around?

The Mary down the street is Marion Ramsden, who lives at 22091 Malden. Marion and her husband Dick have been growing annuals as a hobby for over the last ten years. Their favorite annuals are begonias, which they have purchased from the same plant place every year. Marion shared her secret plant place with us.

It's called "Blochs", and is located at Eureka and Middlebelt Rd. Their flats are only \$4.99, but the catch is that you have to buy your flowers before Mother's Day. That is why I have always seen a huge cart full of annuals being wheeled in and out of Marion's garage every day for weeks before she plants them. Marion says she just can't resist buying more annuals each year. This year she planted at least 20 flats of begonias. She



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loves flowers that bloom all summer and the more colorful the better. I told her I plant begonias too but mine don't look as luscious as hers. She said she doesn't use fertilizer but her husband plants them in a rich peat moss soil. Her 16 year old daughter, Kristen, helps make this a family project by watering the annuals.

One of Dick Ramsden's trade marks, other than he owns his own masonry contracting business, is unusual shapes he trims his bushes. I think it's safe to say that they have the only ones in the sub shaped like a heart, diamond, spade, and club!

Marion and Dick have lived in our sub for 17 years and in addition to daughter Kristen, have a daughter Lisa who is married and lives in Sacramento, CA with her two children.

Thanks very much Marion and Dick for providing a spectacular display every summer for all residents to enjoy!

