

HERITAGE PARK EMERALD POINTE NORTH CONDOMINIUM ASSOCIATION



News and Views Spring 2024

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Board of Directors

Edward Caldwell

Michael Bradford

Jeanette Smith

Janet Ghareeb

Debbie Carver

Safety Chairperson

Debbie Carver

Web & Newsletter

Edward Caldwell

Garbage & Recycling

Normal trash pickup is Friday morning. Please do not set your trash out before Thursday night.

Also, containers must be kept inside your garage or hidden from view outside. Recycle containers are put out with the trash every other week.

NO GLASS

Call Westland for special pickups.



2024 Annual Meeting

The 2024 Heritage Park Annual Meeting will be held on Tuesday, APRIL 9, 2024 at 7PM at Johnson School on Hix across from Heritage Park.

Our property manager Jo Ann Thureau will be retiring after 27 years of service to the association! Congratulations and have a great retirement!!

We will also be introducing our new management team, the Timmons Management Co. at the meeting. Welcome to Heritage Park!!

Property Modifications

Co-owners are reminded that any exterior modification to their home or property may require approval by the association board.

All modifications must be approved in advance, done by a licensed insured contractor and inspected if required. This includes, for example, fences, pools, decks, sheds, roofs, windows, furnace, AC units, water heater, generators, slabs, landscaping etc. **CHECK FIRST!**

EFFECTIVE 1/1/2023 the board of directors added a \$35.00 administrative fee for any modification forms 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



2023 Holiday Lighting Contest Winners

M/M G. Matei 8213 ELW Lot 6 1st prize
M/M Ibarra 38471 ELN Lot 38 2nd prize
Ms. S. Dare 38488 ELS Lot 123 3rd prize

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

Garage lights on for safety



Our bylaws require that all houses keep their garage lights on from dusk to dawn for the safety of all residents. A photocell is the best way to turn them on automatically. Please replace your lights as they burn out. Try LED bulbs. They are more cost efficient. *Fines may apply to those who do not comply.*

Pet Owners

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



No Street Parking
Remember! Bylaws do not allow street parking from 1 AM to 6 AM



**SLOW
DOWN!**



The Properties Group Management Company • 39600 Garfield Road Suite. E• Clinton Twp., MI 48038-5913
586.228.8230 • fax 586.228.8242

Don't feed the geese!

www.emeraldpointenorth.org

Don't feed the geese!

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EMERALD POINTE NORTH

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Welcome to the Neighborhood

Mrs. Zamira Hymeti

Mrs. Dallandyshe

Mr. Tomorr Hymeti



Prevent Pond Pollution

Grass clippings and chemicals in the street work their way to the pond via the storm sewers. This causes algae in the pond, clogged sewers and increased maintenance costs.

Did you know?

The property behind the houses on Emerald Ln W. is a protected area that was designated as a Wetland by the DNR? The 5.5 acre area is owned by the association but a conservation wetland easement was granted to the DNR in the Master Deed. The easement requires that no changes are allowed to this Wetland area. Nothing can be removed, added or changed. If you go in, leave nothing and take nothing when you leave!



Board always looking for help

The Board is always looking for board members and volunteers. Anyone interested in helping with the Website, Board or Newsletter please contact us. We need help with other things also so contact Jo Ann or any board member if you are interested!

Property Sales or Rentals



Please notify Jo Ann Thurau, 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 Thurau
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 Property Group Management agent, take care of all the day by day issues of the association. The Annual Meeting is held in April every spring. Any co-owner interested in serving on the board is encouraged to volunteer.



Road Repairs this summer!

At this time we have no road repairs scheduled, just routine maintenance. Check our website at: www.emeraldpointenorth.org

Prevent Vent fires

Now is a good time to check your dryer vents for lint buildup and thru the wall fireplaces for nests.

SLOW DOWN!

WATCH FOR CHILDREN PLAYING IN THE STREETS!!