



# Belle Pointe Estates Newsletter

**October 5, 2023** *A newsletter brought to you by BPE Board of Directors*



## **Board of Directors News** - Jason Newbound & David Girard

### **Financial Update**

Great news! Your online account is now ready to be setup. If you have not created your account, please take five minutes to download the app "Online Portal by AppFolio" and follow the directions. If you have not received your letter or email from LCM about how to setup your account, please call 734-330-4723 for assistance. If you do not use a smartphone or computer, you can pay your bill by mailing the payment coupon and a check or money order to Belle Pointe Estates, 33228 W. 12 Mile Rd. #294, Farmington Hills, Michigan, 48334. Bills will only be mailed to residents without an online account.

With the new year quickly approaching, annual dues are billed January 1st each year and are always due by March 31st. Beginning on April 1st a \$25.00 late fee will be assessed for any additional unpaid month(s). If there is a financial hardship, please contact the Board prior to March 31st not after the bill is past due. Late fees will not be waived.

We are still waiting for the 2021/22 Financial Audit to be completed. As soon as the report is finalized, the Board will announce the date and time of our Annual Meeting.

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### **Communication Update**

Welcome all neighbors! Come enjoy some hot cocoa, Christmas cookies, and good company at our next Annual Meeting! Here is a preliminary agenda:

- Balance Sheet review
- 2024 Approved Budget review
- 2025-29 Forecasted Budget review
- Prior year Audited Financials review
- A year in review and upcoming projects 6-12 months
- Brief question and answer session

Our goal is to keep this meeting to sixty minutes. We value your time! Please plan on gathering at the Van Buren Township Hall. We will send the date and time soon.

### **Important Reminder**

Please be sure to check with the Van Buren Twp. Ordinance Department at 734-699-8930 and review the BPE Bylaws before installing any new pools, sheds, fences, decks, etc. to ensure you are in compliance with ordinances and approved to avoid potential fines or even removal of an unapproved project.





A special Thank You to our Beautification Committee members Melray Leonard, Pam Yu, and Sherry Hobson for taking their time to shop for decorations and design and decorate our two entrances in festive fall décor. Young BPE residents Maleah and Julia did a fantastic job painting the pumpkins. It is so welcoming and shows the true spirit of our community! We can't wait to see what they do for Christmas. If you would like to help and join this committee, please call 734-330-4723.



## Events Update

The BPE Fall Harvest Gathering will be on Saturday, October 28, 2:00-3:30. We will gather on Lindsey near the Ecorse entrance, where the Food Trucks were located. Come enjoy some cider and donuts from the Plymouth Orchard, pumpkin painting for the children, and music! Come meet and visit with your neighbors!



We plan on having the Annual Meeting as a Holiday themed gathering at Township Hall on Tyler Rd. with a Christmas Cookie Exchange and Hot Cocoa.

Plans for a Holiday Lighting and Decoration competition for this season are also being planned. We will share dates and details once finalized.

## From the Block Captains

- Please remember to turn on your porch and/or garage lights at night for a safer neighborhood.
- The new bus stop is safer and more convenient with the new sidewalk, but please remind children who take the bus to stay out of the landscaping and off of the new paver boulders.
- With snow season around the corner, please remember to check for Snow Emergency announcements. All vehicles must be moved off of the streets so our snow plows can plow curb to curb. Failure to comply could result in your vehicle being towed.
- If a street light is out, please text the outage and the location, which is the number on the pole, to 734-330-4723, so we can contact DTE.

## Neighborhood Safety

- Effective August 31, 2023, the Board has granted Van Buren Twp. Police Department the authority to enforce Michigan Motor Vehicle Code in our subdivision. This means all traffic laws including speeding, not adhering to stop signs, illegal parking, etc. will be strictly enforced by VBTPD. This is a result of the Board receiving numerous complaints about speeding in the subdivision.
- See Something, Say Something! - Please do not hesitate to speak up if there is a safety concern in our neighborhood, including any out of place or suspicious activity. We are partnered with the Van Buren Twp. Police Department, so they appreciate our communication. Call for non-emergency assistance 734-699-8930, 911 for an emergency.
- With the holiday season quickly approaching, try to avoid leaving packages on your porch. Reaching out to a neighbor for help if you are gone for an extended amount of time might also be something to consider.



BPE has consolidated the number of committees to make it more manageable for our size of a community. We would love to have your help! Please email the Board if you are interested in volunteering for one of the following committees: Block Captains, Beautification, Communications, Social, and Neighborhood Watch.

If you haven't yet, please check out our new website at [BPECA.org](http://BPECA.org). We regularly update the blog to include current events within BPE. The scrolling events show on the main page. Also, please FOLLOW and LIKE our Facebook page at "Belle Pointe Estates" the new-correct page shows a picture of our pond or click the link on our website. If your family members who live within BPE have Facebook, please ask them to also Follow and Like us! This is appreciated so that we can connect everyone to our events and important news.

If a homeowner has a concern or needs assistance with a neighborhood problem, please do not hesitate to contact the Board at [Bellepointeestates@outlook.com](mailto:Bellepointeestates@outlook.com).