



Belle Pointe Estates Newsletter

March 28, 2024 A newsletter brought to you by BPE Board of Directors



Board of Directors News - Jason Newbound & David Girard

Financial Update

The Board has been very busy working over the winter months with two main focuses of cleaning up our financials and starting the process to modernize our outdated 1994 bylaws.

- ◆ Our 2023 Financials have been submitted to Pate and Associates for us to get our mandatory audit of financials. This should be completed by June 1, 2024.
- ◆ The Board has been working with the Associations' attorney to collect on past due accounts. There are now only five residents in past due status. We are hoping to have these collected in the next sixty days.
- ◆ As a friendly reminder, the 2024 Annual Dues "Assessments" were due on January 1, 2024; however, late fees will not be assessed until April 10, 2024. This grace period allows for neighbors to have some flexibility. Important - On May 10th if your account is not paid in full your account will be turned over to collections. Please note, any financial hardship must be communicated to the Board prior to May 10th, preferably as soon as possible to avoid being turned over to collections.

Communication Update

Trash Success - Building our community means connecting with the other neighborhood associations. With the winter weather and construction on Ecorse and Belleville roads, there was a massive amount of trash. Jason Newbound decided it was time to take action and to get our community cleaned up! He contacted the presidents of Green Briar, Stoneybrook, Homestead, Townsend, River Robinson Place, and Hickory Woods subdivisions to ask them to join him in voicing a complaint to the Van Buren Township Supervisor's Office. Within the same week, crews collected and bagged all of the trash. This clean-up success was very much noticed because there were large piles of trash bags and larger debris collected and waiting for truck pick-up. Some piles had five or more large bags! Things get done when citizens



take action. In the future, we will continue working together with our neighboring subdivisions to address community issues.



New Company - We have competitively bid our landscaping for the 2024 season, and we have contracted Serene Landscape Group. It is a cost savings compared to the 2023 landscape contract. We have negotiated with the company a special price for our residences interested in paying for their own lawn service. This group rate is 45.00 to 55.00 per week depending on your yard's size and includes cut, trim, edge, and blowing. Interested neighbor's should contact Michael Gibb as soon as possible before spring at 734-674-5951.

New Homes in BPE - We are excited to announce Gilbert Homes LLC has purchased four out of six remaining vacant lots with the target date of building new homes in 2024/25. With this, the original developer, Tobin, no longer owns any lots in the subdivision. This puts us one step closer to being a fully developed subdivision!

HOA Spring Reminders - Please seek HOA approval and a VBT permit (when required) for all fences, pools, sheds, exterior work, decks, etc. When in doubt, do not hesitate to contact the Board for clarification of the Bylaws.

Mark Your Calendar - Events Update

We will have a preliminary Zoom meeting on May 2, 2024 (Thursday) at 6:00 p.m. to present the proposed modernization of our thirty-year-old bylaws. Our Association's attorney will lead the meeting and answer questions. These are the three key highlights:

- ◆ Removing all outdated references and reserved rights of the Developer
- ◆ Incorporating technological advances and legal changes made over the past thirty years
- ◆ Revising and enhancing the restrictions on sheds, fences, vehicles, and other improvements in the community



This summer the Food Trucks will be visiting once per month in June, July, and August!
More details coming soon.

Summer Picnic Update - The Summer Picnic Survey results are final. Unfortunately, there are not enough "yes" responses for the picnic to be planned this year. Thank you for taking the time to respond to the Google survey.

Spring is here!

The 2024 Curb Appeal Contest is planned for this summer.
Winners receive the prestigious lawn sign and a gift card.



News and Events from the Van Buren Township Supervisor's Office

Bulk Trash Pick Up - Items must be scheduled with Waste Management by 2 pm the day before your regular trash pickup day, Thursday. Call 734-699-8926 or schedule online at wm.com. Large items include all appliances, water heaters, sofas, tables, mattress/box springs (must be wrapped entirely in plastic), headboards, etc.

Landfill Pass - Available at the Township Hall Monday-Thursday 7am-5pm.

Lawn and Leaf Bag Service - Begins the week of April 1st

Wayne County Household Hazardous Waste Collection - April 6th, 8am to 1pm Location: Wayne County Community College, 9555 Haggerty Rd. Belleville, MI 48111 Visit WayneCounty.com for more information.

From Van Buren Township Police Department

BPE reached out to the police department for current information regarding neighborhood safety. Sergeant Adam Byrd responded by explaining, "Your safety is our top priority. By working together and taking proactive steps to protect ourselves and our community, we can create a safer environment for everyone. If you have any questions or need further information, please do not hesitate to contact our office."

The contact phone number is (734) 699-8930.

The following is a list of Sergeant Byrd's recommendations:

1. **Stay Aware of Your Surroundings:** Always be mindful of your environment and any unfamiliar individuals or situations that may seem out of place.
2. **Secure Your Home:** Ensure that all doors and windows are locked, especially at night and when you are away from home. Consider investing in a security system.
3. **Practice Safe Driving:** Obey all traffic laws, avoid using your phone while driving, and never drive under the influence of alcohol or drugs.
4. **Protect Your Personal Information:** Be cautious about sharing personal information online or over the phone. Shred sensitive documents before disposing of them.
5. **Emergency Preparedness:** Have a plan in place for emergencies, including natural disasters. Keep a kit with essential supplies readily available.
6. **Community Engagement:** Get to know your neighbors and consider joining or forming a neighborhood watch program to enhance community safety.
7. **Internet Safety:** Educate yourself and your family about safe online practices. Supervise children's internet use and teach them about the risks of sharing personal information.
8. **Pedestrian and Biking Safety:** Use crosswalks, obey pedestrian signals, and wear reflective clothing at night. Always wear a helmet when biking.
9. **Report Suspicious Activity:** If you see something that doesn't seem right, report it to the authorities immediately. It's better to be safe and report concerns than to ignore them.
10. **Personal Safety Devices:** Consider carrying a personal safety device, such as a whistle or a small flashlight, especially when walking alone at night.

**Thank you Sergeant Byrd and thank you to all of the officers
serving our community!**



BPE Ducks Share their Pond with Us

Spring has arrived! Soon lines of yellow feathered babies will be trailing their parents to take a swim in the pond. According to People for the Ethical Treatment of Animals (PETA), "ducks are intelligent, feeling individuals who love spending their time relaxing on the water or foraging for food." Although we strictly prohibit feeding any wild animals in our sub, we share space with them and support our neighbors from nature. Here are ten fun facts from PETA about our ducks:

1. Ducks are well adapted for water, land, and air activities
2. Ducklings are loving siblings and communicate with each other before hatching.
3. They are super-social animals!
4. Ducks have regional accents.
5. Female ducks pick their favorite male ducks to mate with based on dancing ability.
6. Free from human intervention, some ducks can live up to 20 years
7. Ducks have better vision than you do.
8. Duck bills are as sensitive as human fingertips and palms.
9. They are meticulously clean animals.
10. They are capable of abstract thinking and have deep emotional lives.

