




Greetings Balmoral Neighbors!

Cold and snowy enough for ya?! Happy 2022! Here are a few updates from your Balmoral Orchards Property Owners Association (BOPOA).

### 'Snowmageddon' 2022

Let's start with some obvious news – a snow emergency has been declared. All of SE Michigan is under this advisory. Please keep your vehicles off the street Wed night thru Friday so the plows can do their job. It's a scheduled trash day, too, so be sure to retrieve your cans right away after pickup so they don't get buried by snow plows! Township offices are closed as well on Wednesday Feb. 2<sup>nd</sup>. Snuggle up, keep warm...or get outside and enjoy the winter scene!

February 1, 2022	 <b>BLOOMFIELD TOWNSHIP eNews</b> Senior Services
<b>Bloomfield Township is Declaring a Snow Emergency Effective Wednesday, February 2, 2022 at 7:00 a.m.</b>  <b>Bloomfield Township Campus Closed for In-Person Services on Wednesday, February 2, 2022.</b>	<b>February 1, 2022</b> <b>Senior Center Closed Wednesday, Feb 2</b>  Due to the inclement weather forecasted the Senior Center will be closed Wednesday, February 2. If you are enrolled in a Virtual or Hybrid Class those will run.

### New Years Eve Luminaries – Thanks!

Our 2<sup>nd</sup> annual [luminary event](#) was once again a beautiful celebration made possible by everyone who participated. Our plan is to continue this on as a tradition to welcome in every New Year. Any comments or suggestions – please send an email to [bopoa.bh@gmail.com](mailto:bopoa.bh@gmail.com)

### 2022 Dues Notices

These were sent out postal mail the week of January 23 payable by March 15, 2022. Thank you to everyone who has remitted already! Some have inquired about Venmo or other electronic payment method. We're not exactly set up for that but let us know if these types of options appeal to you. Great suggestions – keep them coming! What do you want to see happen in our neighborhood? Let us know – better yet... attend our next annual meeting!

(continued)

### **Balmoral Facebook Page**

Our association has a Facebook page! Interested? We've got about 40 members. We'd love to see more participation ☺ Check it out: <https://www.facebook.com/groups/balmoralorchards>

### **Balmoral Web Site**

<http://balmoralorchards.com> - here you can view by-laws, deed restrictions, view past years' annual meetings presentations, and update your entry in our neighborhood contact directory. We make this directory available only to verified homeowners within Balmoral. Please do not share the link with anyone outside of the neighborhood. If you'd like us to send you a link to the cloud/online version (which allows us to keep it updated and accessible for all) just send an email to [bopoa.bh@gmail.com](mailto:bopoa.bh@gmail.com) and request it!

### **Dog Doo – Not You?**

Hope not... Gross! The POA has received a few complaints about pet owners not picking up after their pet waste when walking their dogs, or disposing of it in other neighbors' yards. Seems like a minor thing but it's still not very neighbor-friendly. Make sure you pick up pet waste when walking your dog and dispose of it at home. FYI Bloomfield Township Ordinances speak to it as well. Check out [this link](#) for more information. The municode library makes it easy to look up other township related ordinances as well.

### **Property Standards/Township Ordinances**

Bloomfield Township adopted the International Property Maintenance Code (IPMC) to manage residential and commercial property conditions that affect health and safety and to protect property values through the elimination of blight such as vacant structures, dilapidated buildings, junk cars, and common public nuisances such as high grass and trash accumulations.

The IPMC requires owners to maintain their property and addresses three basic areas:

- Grounds - Grass has to be kept under eight (8) inches tall, and landscaped areas maintained and free from overgrowth. Pools and pool covers must be kept clean and free of stagnant water.
- Inoperable/Unregistered Vehicles - No inoperable or unregistered vehicles are permitted on the property, except in a garage.
- Buildings - The code outlines requirements for exterior building issues such as missing, damaged, or rotted boards, sagging roofs, blistered or peeling paint, porch steps and handrails. This includes outbuildings as well as the main residence or commercial business, both for multi-family and single family dwellings. There are also requirements for rodent and pest control.

For more details check out the Bloomfield Township website [here](#) and this [brochure](#).

### **Subdivision Drainage Issue**

It was brought to the attention of the BOPOA Board that there is a problem with the culvert that goes underneath Hedgewood (about halfway between Pebbleshire and Walnut Lake. The homeowner has tried contacting the Bloomfield Township office about it, but has not received

a satisfactory answer. The Board is following up with the Township now. There was a similar issue with the culvert passing under Pentland (actually causing a collapse in the road). Both culverts are a part of the same drainage traversing Balmoral Orchards. While driveway culvert maintenance is the responsibility of the homeowner according to the Bloomfield Township and the Oakland County Road Commission, streets are different. Stay tuned for more info when available.

## **UHOA**

The Balmoral Orchards POA board are members of the [United Homeowners Association](#). This organization provides support, legal guidance, and best practices for HOA's in Bloomfield Township. They are a great resource and recently held their annual meeting via Zoom where homeowner members can ask questions, network, etc. The vast majority, if not all, Bloomfield township HOA's are members of UHOA. If you are interested in attending their next meeting, send an email to [bopoa.bh@gmail.com](mailto:bopoa.bh@gmail.com) and we'll put you on the list! The UHOA provides great support to our neighborhoods and those we serve.

Lastly, on behalf of your Balmoral Property Owners Board, thank you for helping make this a community to be proud of.

Regards,

Your Balmoral Property Owners Association

<http://balmoralorchards.com>

## **Balmoral Orchards Property Owners Association Board**

Peter Rosinski, President [peter.rosinski@hotmail.com](mailto:peter.rosinski@hotmail.com)

Eric Pearson, Vice-President [bopoa.bh@gmail.com](mailto:bopoa.bh@gmail.com)

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