

THE PINE HILL OCCASIONAL

A NEWSLETTER FOR THE MEMBERS OF THE PINE HILL CIVIC IMPROVEMENT ASSOCIATION

FALL 2007

HISTORY OF THE PINE HILL SUBDIVISION

By Dick Thomas

The following information is primarily for those in our subdivision who have purchased their homes since 1990 and to all owners who are not quite familiar with our neighborhood association.

Pine Hill Subdivision, originally comprised of 89 homes, was developed in the early 1950s by Robertson Jamieson Co, now known as Robertson Brothers. The Pine Hill Civic improvement Association was chartered, February 9, 1953 and the charter was renewed in 1983 to expire on February 24, 2013. The stated

purpose for which the association was formed was "to promote the public safety, moral and general welfare and to operate a private water system for the benefit of members of the association".

The water system consisted of two wells located in the northwest corner of Wattles and Walnut Hill Drive, with mains serving all the homes in the subdivision. Dues were assessed to all members to cover the cost of obtaining and delivering the water and to maintain the well equipment and mains. In addition,



other major expenses were insurance, road chloriding, electricity and accounting just to name a few.

In 1968 the City of Troy assumed the responsibility for supplying water to the subdivision. At considerable expense to the association, the wells were dismantled and the

SUBDIVISION TRIVIA:

- The Pine Hill Subdivision is 55 years old
- In the 50's and 60's an annual Halloween Party, complete with a parade, was held at the location of the subdivision's water well on the Saturday before Halloween. Kid's "Trick or Treating" followed the party.
- Pine Hill's mailing address used to be Birmingham before it was Troy.
- The land that came to be the Pine Hill Subdivision used to be a dairy farm.
- In 1945, brothers Paul and Covert Robertson, established Robertson Brothers with the intent of building homes in Berkley and Royal Oak for returning World War II veterans. After this, they moved on to Bloomfield/Troy to develop Pine Hill, their first investment in the Adams Road Corridor

PINE HILL HAD TWO WELLS TO SUPPLY WATER TO 89 HOMES

structures housing them were removed. As the cost of the water service and other related expenses were eliminated, the collection of substantially reduced dues became a problem. Funds were needed to maintain the former well site out lot, maintaining our cor-

porate existence and other minor expenses. As funds in the treasury were depleted, several members attempted to keep the lot from becoming an eye sore. It became quite obvious, however, due to the high water table and uneven terrain that professional lawn

service was necessary. The City of Troy mandated that the lot had to be kept mowed or they would periodically cut the grass and bill the association. To make matters worse, no dues were being collected and our financial condition had

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OUTLOT WAS DEEDED BACK TO DEVELOPER IN 1990

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ALTHOUGH IT WAS NOT REQUIRED TO DO SO, ROBERTSON BROTHERS CONTRIBUTED \$10,000 TO THE ASSOCIATION IN 1990.

worsened.

The association, as an on-going entity, gradually became inactive and for a short period lost its charter. A committee of members was formed to determine the proper action to resolve the cash situation and the pressing problem of properly maintaining the out lot. It should be noted that a warranty deed executed on May 8, 1953 stipulated, in effect, if the outlot was no longer a well site or used as a private park, the lot would be required to be returned to the developer. After

much discussion, this committee, with legal assistance, initiated extensive negotiations with Robertson Brothers. As a result, with signed approval of the majority of the owners in the subdivision, it was agreed to deed the outlot back to Robertson Brothers. Although it was not required to do so, Robertson Brothers contributed \$10,000 to the association. This was a "Win-Win" deal for all concerned. This transaction was finalized on April 26, 1990. Since that time no dues have been requested or needed.

The \$10,000 plus the

\$52.72 remaining in the association's savings account were used to open a checking account at Comerica Bank. Our attorney was paid \$500.00 for legal expenses incurred in this transaction. On July 30, 1990 we invested \$9,000.00 in a savings certificate, also at Comerica Bank. This certificate has been renewed at each six month maturity since inception.

As of July 15, 2007 the balance of the certificate was \$16,687.26 and the checking account balance was \$272.58.

CURRENT BOARD OF DIRECTORS

- Dick Waters - President
- Jan McIntre - Secretary
- Dick Thomas -Treasurer
- Leland Morgan -VP

Several Directors have moved out of the subdivision and as a result are no longer on the board.

It is safe to say that most, if not all, of the current Board of Directors are ready to step aside to allow a new group to help guide Pine Hill forward.

BOARD OF DIRECTORS WELCOME ANY SUGGESTIONS

Although the association has been inactive in recent years, all annual reports required by the State of Michigan have been filed as required. The financial records are up to date and we are chartered until 2013.

We are a non profit corporation and are presently not required to pay Federal taxes on the interest we receive.

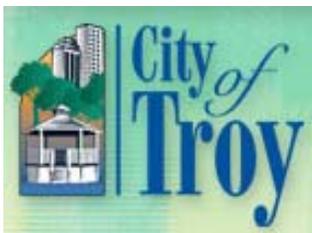
Inasmuch as we no longer maintain a water system, our original by-laws are outdated and need to be revised.

There are other matters that should be considered soon, including the election of new Directors, suggested use of the funds on hand to improve our subdivision and to develop any means to keep the associa-

tion viable and active.

The current Board of Directors welcome any suggestions or advice on how to accomplish those goals.

There will be a subdivision meeting sometime in the fall at a time and location to be announced later. The agenda will include the election of a new Board of Directors.



PINE HILL COVENANTS AND RESTRICTIONS

The following is from 1955:

Covenants and restrictions as recorded in Liber 2878 on Page 9, Oakland County Records.

PINE HILL

1. Use: Each lot shall be used only for residential purposes. No more than 1 permanent single family dwelling and garage shall be erected or maintained thereon. No structure other than such dwelling and garage shall be erected or maintained thereon, except a fence. No fence shall be erected or maintained nearer to the street than the front building line.
2. Size: The finished floor area exclusive of porch and garage shall be not less than 1,200 square feet for a 1 story dwelling and 1,400 square feet for a 2 story dwelling.
3. Location: No dwelling or garage shall be located on any lot nearer than 40 feet from the front lot line and nearer than 10 feet from a side lot line. For the purpose of this restriction eaves, steps, open porches and trellises shall not be considered as a part of the dwelling or garage.
4. Garbage Disposal: Garbage shall be disposed of either in an incinerator or mechanical disposal plumbing unit and for this purpose one or the other shall be installed in each dwelling,
5. Easements: An easement is reserved for public utility purposes as designated on the plat of said subdivision.
6. Architectural Control: No structure shall be erected or maintained on any lot unless construction plans and specifications for such structure shall have first been submitted to the proprietor of the subdivision and proprietor shall have approved the same in writing.

It is the intent of the proprietor to build or cause to be built for sale a sufficient number of dwellings and garages in the subdivision to establish the general plan and scheme of development as to quality of workmanship, kind and quality of materials and design with respect to architecture topography and finish grade elevation.

To be entitled to the approval of the proprietor construction plans and specifications must conform to the general architectural plan and scheme of development of the subdivision evidenced by structures theretofore erected and maintained thereon.

The proprietor, by instrument in writing duly recorded, may, at any time hereafter, delegate its rights and powers hereunder to an organization composed of owners of lots in said subdivision.

Note: According to the minutes of a Pine Hill Civic Improvement meeting held on April 29, 1955,

“THE FINISHED FLOOR AREA EXCLUSIVE OF PORCH AND GARAGE SHALL BE NOT LESS THAN 1,200 SQUARE FEET”

“GARBAGE SHALL BE DISPOSED OF EITHER IN AN INCINERATOR OR MECHANICAL DISPOSAL PLUMBING UNIT”

REMINDER: DON'T PUT YOUR TRASH OUT TOO EARLY

There have been several complaints recently about some neighbors putting out their trash several days before our scheduled pickup day of Monday. According to the city ordinances, **refuse is not supposed to be placed at street for collection no earlier than 5PM on the day preceding the day scheduled for collection.** In our case that would be 5PM Sundays, except for holidays. That might be difficult to accomplish. However, most neighbors probably would not object to trash being put out during the day on Sunday. The applicable section of the city ordinances is shown here.

Chapter 16 – Municipal Solid Waste and Recycling

TITLE II – UTILITIES AND SERVICES
CHAPTER 16 MUNICIPAL SOLID WASTE AND RECYCLING

2.14 Placing at Curb.

- (1) Refuse, recyclables, and recyclable yard waste will be collected Monday through Friday, beginning at 7:00 a.m., with the exception of the following legal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. When a holiday occurs on a weekday, refuse collection shall be made on the day following the regularly scheduled collection day. If the normally scheduled collection day is Friday, collection shall be made on Saturday.

(Rev. 10/15/01)

- (2) No refuse shall be placed at the curb or street for collection prior to 5:00 p.m. on the day preceding the day scheduled for collection.

(Rev. 10/15/01)

- (3) After the collection of container contents has been made, the empty containers shall be removed from the curb or street as soon as possible, but in no case later than twenty-four (24) hours after collection of refuse has been made.

PINE HILL CIVIC IMPROVEMENT ASSOCIATION

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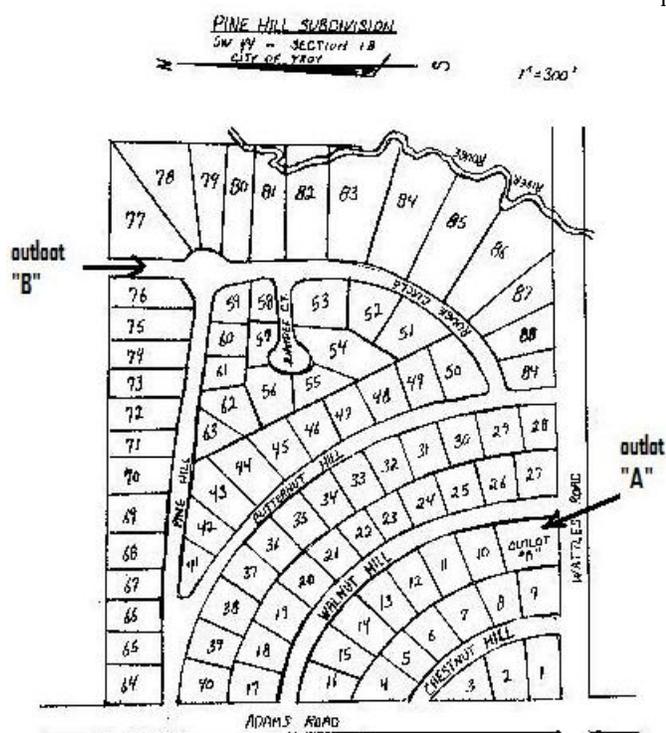
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We're on the WEB!

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You can email us at:
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Early drawing of Pine Hill

Outlot "A" was where Pine Hill's two water wells were located until 1968. It is now the lot where one of the subdivision's newer homes is located. The area between lots 76 and 77 was also an outlot, which was to be used for the subdivision's well in the event water was not available in outlot "A". Since it was not needed for water and too small for a building lot, outlot "B" became Bronson Drive.

HALLOWEEN "TRICK OR TREATING"

For fifty-five years it has been a tradition in the Pine Hill Subdivision to have Halloween "Trick or Treating" on the Saturday before Halloween.

When this practice was started the Subdivision hosted a party and a parade on the lot where the water wells were located. Following the party the subdivision's kids did their "Trick or Treating".

The parties died out after the City of Troy took over the responsibility for providing water for the subdivision. This resulted in a significant decrease in dues being collected from the residents. This made far less money available for parties. Also, most of the neighborhood kids of that time had grown up and were no longer interested in Halloween parties. It has been almost 40 years since the last Pine Hill Halloween party. Yet the Saturday "Trick or Treating" tradition still lives on.

A recent informal poll of some of our neighbors showed that most are still in favor of this practice.

This year Halloween is on a Wednesday, therefore we are asking that you honor our tradition and have your "Trick or Treating" on the Saturday before, which is October 27, 2007

Thanks for your cooperation.

