



HOMEOWNER ASSOCIATION

2455 S. Industrial Hwy, Suite A, Ann Arbor MI 48104

<http://www.theuplands.org>

Dear New Neighbor,

Welcome to *The Uplands of Scio Ridge*! We're glad you chose our community to make as your new home. *The Uplands* is an active neighborhood and we wanted to send you this get acquainted letter to help you feel at home here.

First, *The Uplands* is a "Site Condominium". That is a fairly new but increasingly popular way to develop property, and it has some real advantages for homeowners. A homeowners condominium association is in place to help guide the development, to make sure residents adhere to the by-laws that govern the community and to address other neighborhood issues including social events. You should have received a copy of *The Uplands* By-laws and Design Regulations at your home closing.

After settling in, your first call should be to our property manager, Jim Winter @ (734) 663-1900 ext. 227 or e-mail: [management@thecondopros.com](mailto:management@thecondopros.com). Jim will fill you in on the Association dues and trash collection charges and any other miscellaneous financial issues for your particular property. The dues are modest and include the trash pick-up fee and association fees for maintenance of the common areas in the subdivision, insurance, social activities, management fees, conservancy fees, etc.

Jim will also insure that your trash pick-up is started and that you are added to the neighborhood roster to receive all neighborhood correspondence and information. Trash pick-up is handled by Waste Management Co. who will deliver a trash cart for your use. Trash day is Thursday and the cart has to be at curbside early in the morning. You may want to put it out on Wednesday evening but we do ask that you keep it in the garage the rest of the week. Yard waste pick-up is every week from April through November. Curbside recycling is also available every other week at residents expense.

There is a five person Board of Directors that oversees the Association. The Uplands Homeowners Association Board of Directors meets regularly throughout the year and is anxious to receive your feedback. The annual meeting for all homeowners is held in December at the Scio Township Hall. You will be notified in writing as to the date of this meeting.

Attached are some information sheets on neighborhood guidelines. We think its a great program for the neighborhood! Please visit our neighborhood park. To maintain this enjoyment for everyone, we ask that no pets be allowed in the park and that children play on equipment designed for their age and ability only.

One last thing, the issue that has probably caused the most confusion in the neighborhood is the regulation requiring approval by the Design Review Committee of all exterior alterations and improvements. You are required to submit three copies of plans to the committee in advance of the work to make sure that it meets the design guidelines. This really is a great benefit to the neighborhood as it gives us good architectural control. It is not difficult for the homeowner once you get into the habit. Just remember that any change you want to make outside, such as adding a deck or an addition or a play structure, must have written approval first. Landscape plans must also be approved in advance of installation.

Again, welcome to our community. We are sure you will enjoy living in *The Uplands* and will find it a great place to live!

Sincerely and on behalf of the entire neighborhood,

Fred King, President  
Steve Hastings, Vice-President  
Tom Steinberg, Treasurer  
Patrick Shields, Secretary  
Tom Richards, Member at Large  
Kathy Mahoney, Member at Large  
Jon Segal, Member at Large

***Uplands Condominium Association***  
**Board of Directors and Committee Chairs**

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Fred King, President  
1980 Woodlily Ct.  
Phone: (734) 665-7625  
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Website: <http://www.theuplands.org>



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2009

Dear Resident:

At the recent annual meeting of Upland's Homeowners the issue of snow removal was raised. The association by-laws require each homeowner to maintain sidewalks in a "safe" condition, which includes snow and ice free during winter months. The sidewalk is defined as the walk way around the entire residential lot, not just near the entryway to the home or garage.

Also, the cul-de-sac street parking for automobiles should take into account that snow plows need easy access to remove snow from the roadway. Street snow removal is provided by Washtenaw County, who will avoid narrow roadways if not easily accessible.

Additionally, the board has arranged for preferred pricing for residents desiring lawn service by the Uplands vendor, Twin Oaks Landscaping. Residents may contact Chris Speen at (734) 213-6911 for a quote.

If you have any questions or comments please feel free to contact any board member or Jim Winter at Select Community Management, (734) 663-1900 ext. 227.

Thank you for your commitment to maintain our beautiful community.

Sincerely,

Your Uplands Association Board of Directors

## Select Community Management, LLC



*2455 S. Industrial, Suite A  
Ann Arbor, MI 48104-6122*

*Phone: 734.663.1900  
Fax: 734.663.0809  
<http://www.thecondopros.com>  
E-mail: [management@thecondopros.com](mailto:management@thecondopros.com)*

Select Management is responsible for many of the day to day activities in The Uplands:

1. Landscaping of the common areas
2. Emergency snow removal (Washtenaw County provides routine removal)
3. Billing & collecting of annual association fees (\$275.00 in both January & July)
4. Monitoring & enforcement of by-laws
5. Financial management of income & expenses
6. Provides some maintenance & repair services
7. Operates at the direction of the board

Management Agent- Jim Winter, (734) 663-1900 ext. 227 or e-mail [management@thecondopros.com](mailto:management@thecondopros.com)

### **Guidelines for Landscaping in *The Uplands of Scio Ridge***

- 1.) A landscape plan, approved by the Design Review Committee, must be obtained before closing on the home and prior to installation of the landscaping.
- 2.) Sod is the preferred lawn installation. At a minimum, sod is to be installed in the front of a home. If the sideyards or backyard of a home face a street, then sod is to be installed in those areas as well. Areas to be sodded must be noted on the landscape plan. The lawn must be installed within 30 days after occupancy, weather permitting or by June 15 for occupancies from November 1 thru April 30.
- 3.) Adequate foundation plantings to soften the appearance of the home must be installed within 30 days after occupancy, seasonal weather permitting, as stated in item #2. Design Review will establish minimum requirements for foundation plantings by working with the homeowner and the particular lot and house design.
- 4.) A minimum of two street trees on each side of the lot that faces a street must be installed between the street and the sidewalk. In the event of no sidewalk, they should be installed within 16' from the edge of the street. Street trees are to be a minimum of 2-1/2" diameter when measured 1' from the ground after installation and at least 10' in height after planting. Approved varieties are limited to: Norwegian Maple, Sycamore, Little Leaf Linden, Ginko and Bradford Pear. Location must be noted on the landscape plan. Any trees located in the area between the street and the sidewalk must meet the same guidelines as the required street trees.
- 5.) On lots that back into Scio Ridge Road ONLY, a minimum of two evergreen trees must be installed within 25' of the edge of the pavement. This satisfies the street tree regulation along this boundary; no other trees are required but additional trees may be installed with prior approval. The trees must be a minimum of 7' in height. Approved varieties are: Austrian Pines, White Pines, Blue or Green Spruce. Location must be noted on the landscape plan.
- 6.) All other By-laws still apply.

## ***Uplands Mailbox Regulations***

All mail boxes, posts and numerals are to be as described below. No other color or style is acceptable.

Repairs and/or replacement after the initial installation is the responsibility of the home owner. Approved materials are as follows:

Mailbox:       Natural Cedar Wrap  
                  U.S. Rural Mailbox  
                  Model 724-763

Newspaper box must be included.

Cedar Post - The Cedar Work Inc.

Stain - Structural: California Storm, stain #47221, "Regal Brown"  
Numbers: Hy-Ko 4" reflective- item #30602

The stain is available at Anderson Paint and the numbers are available through Ace Hardware or Stadium Hardware in Ann Arbor and may be available elsewhere. Also Jim Winter, our Management Agent, has paint which can be picked up from Select Management. Labor is to be provided by the home owner.

## ***Uplands Guidelines for Basketball Structures***

### **A. SEPARATE COURT WITH ADDITIONAL PLAYING SURFACE**

1. These guidelines apply to basketball "courts" created by providing additional concrete , paving stones, tiles, boards and other materials:
2. a plan must be submitted in advance and no structures may be erected without prior approval; and
3. all structures must be within the building envelope; and
4. no basketball structure may be mounted on or in front of a front elevation of the house or garage; and
5. appropriate landscaping must be provided to screen the structures from the street and from neighbors; and
6. the court may be no larger than 16' x 20'; and
7. written consent of the adjacent lot owner must first be obtained; and
8. all basketball structures are to be kept in good repair.

### **B. NO SEPARATE COURT**

1. These guidelines apply to basketball backboards mounted on poles or on the house or garage where no additional playing surface is provided beyond the driveway, walkways and grass;
2. a plan must be submitted in advance and no structures may be erected without prior approval; and
3. no basketball structure may be mounted on or in front of a front elevation of the house or garage; and
4. no pole or post may be mounted so close to the property line that balls are likely to go onto a neighbor's property or into the street; and
5. all basketball structures are to be kept in good repair.

### ***Uplands* Trash Pick-Up**

Waste Management Co. provides weekly trash removal on Thursday morning. Yard waste is picked up weekly April thru November. Containers are available and all charges are included in your association fees. ("Special" pick-ups are at residence expense.) Recycling is available at residents' expense.

## The Uplands

### CO-OWNER UPDATE & EMERGENCY CONTACT INFORMATION SHEET

#### Updated Co-Owner Information

Owner(s) name: \_\_\_\_\_

Telephone numbers: Home: \_\_\_\_\_ Work: \_\_\_\_\_

Other: \_\_\_\_\_

E-mail: \_\_\_\_\_ Alternate E-mail: \_\_\_\_\_

**Emergency contact information:** Name: \_\_\_\_\_

Number: \_\_\_\_\_

**Seasonal/Alternate address** (if applicable): \_\_\_\_\_

\_\_\_\_\_

#### **MORTGAGE OR LAND CONTRACT VENDOR INFORMATION**

*(As required under the Condominium Documents)*

Name of company or individual: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### **Tenant Information** *(If unit is rented or leased.)*

Tenant Name: \_\_\_\_\_

Tenant phone numbers: Home: \_\_\_\_\_ Work: \_\_\_\_\_

*Please complete and fax or mail to Select Community Management, 2455 S. Industrial, Suite A, Ann Arbor MI 48104.*

**THE UPLANDS WEBSITE**  
**2008**  
**[www.theuplands.org](http://www.theuplands.org)**

YOUR BOARD IS HAPPY TO ANNOUNCE THAT THE UPLANDS WEBSITE IS UP AND RUNNING. WE WILL CONTINUE TO IMPROVE IT AND WOULD LIKE YOUR SUGGESTIONS. HOPEFULLY THE WEBSITE WILL BE AN ADDITIONAL MEANS TO HELP IMPROVE THE COMMUNICATIONS WITHIN OUR NEIGHBORHOOD.

PLEASE VISIT OUR SITE AT: [www.theuplands.org](http://www.theuplands.org)  
OR CONTACT STEVE HASTINGS AT (734) 834-2888 OR BY E-MAIL AT [slhastings33@yahoo.com](mailto:slhastings33@yahoo.com)

YOU WILL FIND INFORMATION ON:

- NEW NEIGHBOR PACKET
- BOARD OF DIRECTORS MEMBERS
- COMMITTEE MEMBERS
- SELECT MANAGEMENT GROUP (OUR MANAGEMENT COMPANY)
- LANDSCAPING GUIDELINES
- MAILBOX REGULATIONS
- BASKETBALL STRUCTURES GUIDELINES
- TRASH PICK-UP SCHEDULE
- ASH TREE PROBLEM
- MEETING MINUTES AND RELATED
- SELECTED FINANCIAL INFORMATION

PLEASE SEND YOUR COMMENTS AND SUGGESTIONS TO JIM WINTER, SELECT MANAGEMENT, [management@thecondopros.com](mailto:management@thecondopros.com)

