



Karen Breen-Bondie, President  
Carol Frederick, Vice President  
Lisa Canada, Second Vice President  
Darcey McLaughlin, Secretary  
Phil Kauffmann, Treasurer

## Minutes Wednesday, January 31, 2001

The meeting was called to order at 7:05 p.m. in the Multi-Purpose Room of Roosevelt Elementary School. All officers were present with the exception of the 1<sup>st</sup> Vice President, Lisa Canada, as well as six block directors.

Review of previous meetings minutes, April 21, 1999. A discussion regarding our name being registered with the State ensued. Katrina Collins to call to make sure our name is still registered. The \$225.00 indicated in prior minutes has not yet been paid.

A discussion regarding progress with Wetmore's ensued. Wetmore's has been uncooperative. The association has not pressured Kevin Breck, our pro-bono attorney to follow-up with them.

Review of the Treasurer's Report, including a budget analysis. This led to a discussion regarding snow removal. Phil Kauffmann stated that discussions have occurred between our snow removal contractor to change the \$4,000 winter season snow removal fee, to \$1,000 per month, December, January, February and March. Much discussion regarding price – any chance to reduce our fee if snow removal is not performed? Group suggested other options including inquiring into City of Pleasant Ridge snow removal as well as volunteer snow removal (a proposal suggested by Bill Frederick) – whereby Woodland Park Improvement Association would purchase their own equipment and ask volunteers to store, maintain and use equipment. Possibility of saving the Association a lot of money. A Snow Removal Committee was formed consisting of Heather Kolwich, Bill Frederick & George Tarvis. Committee to report at next meeting.

President Breen-Bondie inquired to Treasurer Kauffmann as to whether we are able to negotiate a fee for the remainder of the winter season with snow removal contractor. There is enough money in the account to pay for two months' payment and Treasurer Kauffmann indicated that we would be able to do that.

Collection Guidelines were suggested by President Breen-Bondie. Guidelines would ensure uniformity of when, how and why collections occur. Suggested guidelines would have a cut-off of August 31 as the last date of collection yearly. Our by-laws state that collections are taken in advance of snow season. Therefore, the suggested new collection timeline would be 9/1 through 12/31. It was suggested that the best collection time and day of the week is Sunday at 6:00 p.m.

Carol Kauffmann suggested that a FAQ (Frequently Asked Questions) sheet be distributed to association regarding snow removal to help residents better understand why the snow cannot be removed at times (i.e. more than 5 inches of snow, ice, etc.)

Darcey McLaughlin suggested that the association put together a welcome packet containing latest newsletters, and historical information on the association, date of next annual meeting, snow removal, etc. so new residents can better understand the association and its benefits and history.

It was suggested that there be a collection booth set up at the annual block party for snow removal dues to jump start the season.

# Minutes Page Two

## Wednesday, January 31, 2001

The annual block party coordinators this year are Claire Rasch (361 W. Woodland), Tiffany Gagné (360 W. Woodland), and Jill Lamphier (372 W. Woodland). The committee will make a small presentation at the annual meeting in March.

It was suggested that there be a dues increase for the Association. Phil Kauffmann's budget analysis shows that with 326 houses in the Association @ 100% collection, the total amount would not cover snow removal for one year. Therefore, a dues increase of \$3.00 was suggested and will be voted upon at the March annual meeting.

The annual meeting was set for Tuesday, March 27, 2001 at 7:00 at Roosevelt Elementary School Media Center with potential guest speakers Cristina Sheppard-Decius and the new Ferndale Schools Superintendent, Gary Meier.

New Business: Gordy Oliva brought up traffic issues on Maplehurst. Concerns were brought up regarding Drayton as well. Discussion regarding speed bumps, police speed meters being posted, etc. A Traffic Committee was formed consisting of Gordy Oliva, Katrina Collins and Darcey McLaughlin. Committee to report at next meeting.

The meeting adjourned promptly at 8:30 p.m.

Minutes respectfully submitted by:

Darcey McLaughlin  
Secretary  
Woodland Park Improvement Association



Karen Breen-Bondie, President  
Carol Frederick, Vice President  
Lisa Canada, Second Vice President  
Darcey McLaughlin, Secretary  
Phil Kauffmann, Treasurer

## Minutes Tuesday, February 5, 2002

The WPIA board of directors' meeting was called to order at 7:05 p.m. in the Media Center of Roosevelt Elementary School. All officers were present with the exception of the 1<sup>st</sup> Vice President, Lisa Canada, as well as five block directors. In addition, our snow removal service contractor, Jack Aldred, was in attendance.

President Breen-Bondie briefly introduced the officers and block directors in attendance.

Minutes from the March 27, 2001 meeting were reviewed and accepted.

Phil Kauffmann gave the treasurer's report. The detailed treasurer's report was reviewed and accepted. Phil gave each block director a financial analysis of the snow dues collection to date along with their percentages. Each block director was asked to continue to collect all monies not received to date and to drop off at his house in a timely manner.

Phil Kauffmann asked Mr. Aldred to give a report on the snow removal for this year-to-date and Mr. Aldred was asked how he responded when he had recently hit and damaged a new fence at the home on the NE corner of Woodland and Livernois. Mr. Aldred informed the group that he had knocked on the door of the homeowner, who was not home. He later contacted Phil Kauffmann and spoke with his spouse to let him know that he had damaged a fence. Mr. Aldred informed the group that the fence has been repaired at the home that was hit and the homeowner was satisfied. It takes Mr. Aldred 2 to 2½ hours to perform snow removal within the Woodland Park sub. There was much discussion regarding the quality of snow removal last year versus this year, and while opinions varied, Mr. Aldred was thanked for his 55 consecutive years of service to the Woodland Park Improvement Association.

Allen Liggett – Block Director for Lower Maplehurst gave a Traffic Committee Update. Allen was still waiting to hear back from Officer Burnham of the Ferndale Police Department and was attempting to follow back up with him.

### New Business:

- Copy Shop – Allied Printing has moved out of Ferndale which is where the WPIA received discounted printing services. After discussion of alternatives, Allen Liggett offered to make the copies for the Association at his office since he pays for those services anyway.
- Communication: President Breen-Bondie mentioned the need for increased communication in the event of a problem with snow removal or any other WPIA-related matters, due to fielding blind phone calls or being apprised so that action can be taken.
- Snow Removal Committee: Bill Frederick gave a brief update of snow removal options the committee has investigated. The decision was made not to recommend purchasing our own snow removal equipment due to the minimum start-up costs of \$5,000, storage, insurance and the need for an extensive, reliable group of volunteers.

## Minutes Page Two

### Tuesday, February 5, 2002

- Collection Suggestion: The group suggested that once block directors had exhausted all collection efforts, that a group consisting of other block directors or officers could be formed to then go house-to-house in the association area to try to collect fees. It was decided that individual block directors would continue to canvass their streets for dues collection.
- Block Party: Allen Liggett stated he would stay on as Block Party organizer and expressed his need for assistance. The group discussed various dates and tentatively mentioned June 22<sup>nd</sup>.
- New Suggestions:
  - Anne Williamson, block director on West Lewiston, mentioned that the block directors might want to consider handing out Ziploc bags with sand to residents for the luminaries so they don't have to distribute sand each year. Group discussion ensued and most agreed that residents would not keep their sand from year-to-year and regular distribution would continue.
  - Anne also suggested holding a winter house decoration contest and a spring beautification contest. Winners would receive a plaque or the like. The suggestions were well received but no further discussion on committee organization ensued.

The meeting was adjourned at approximately 9:30pm.

Respectfully submitted by

Darcey McLaughlin  
Secretary  
Woodland Park Improvement Association



Karen Breen-Bondie, President  
Carol Frederick, Vice President  
Lisa Canada, Second Vice President  
Darcey McLaughlin, Secretary  
Phil Kauffmann, Treasurer

## **Minutes Tuesday, April 16, 2002**

The annual meeting for the Woodland Park Improvement Association was brought to order at 7:00 in the Roosevelt Elementary School Media Center.

President Breen-Bondie made introductions and welcomed Ferndale Mayor Robert Porter who proceeded to give a "State of the City" address which included but was not limited to discussions regarding a few of the downtown area vacancies: Pronto leaving and a new software firm moving in which will have approx. 30 full time employees which means more people frequenting Ferndale businesses during the day. Another vacancy – the Downtown Grill Room, which will now be occupied by the Blue Nile Restaurant. He reminded everyone present that it is critical to do our best and frequent and support our businesses downtown.

Some of the city's goals included strong police enforcement and code enforcement; examples included discussion regarding Cobalt, the noise traffic, etc. – Cobalt is closing the 1<sup>st</sup> of June and that liquor license has been put in escrow. The Pronto liquor license will stay downtown and is being considered for either Nami or Assaggi.

The city's infrastructure is the best it's been in 40 years. The roads still under construction are Hilton which is being finished, and Pinecrest from 8 to 9 mile is currently under construction. The construction is financed by the sale of bonds and state grants. There are no additional grants available. There will be no roads in Ferndale over 6 years old. All drain and water work is complete.

Programs – The community center is doing well, there are many new programs and lots of rental space at the community center, and participation is high. There is a new youth delegate program to get youths involved in city activities. The youth delegate program sent a representative to conventions in Washington DC which cost \$1,500. The last delegate sent was paid for by many Ferndale businesses – these businesses should be applauded.

Police Dept. – School Liaison Officer, Mayor Porter strongly supports the retention of this officer in the High School and will do everything possible to keep him there.

Budget – Media plays gloom and doom, but in actuality, it is not all that bad. 2003 budget projections were \$300,000 which was critically low; however it is currently at \$800,000 due to police department early retirements, fire, etc. Next year will be even better. Any cuts come across boards, and they are attempting to use grant subsidations. It's important to note that we can't stop development in the downtown, or the properties will do the same.

The Ferndale to Birmingham "bike path" was granted at \$82,000 – this is terrific news. There are \$210,000 potential monies available from Debbie Stabenow and other elected officials for the continuing development on Downtown Woodward concerning safety on Woodward.

Courts – positive news. Our court operating budget comes out of city funds, and Judge Joe Longo continues to do a marvelous job in supporting our city. The court will actually be returning \$200,000 more than it will cost to run back to the city.

From a City perspective, we are in good shape, we are not unique in our budget difficulties, Berkeley, Royal Oak, Madison Heights, Hazel Park, etc. are all in same boat. State has

changed the revenue sharing process, and Proposal A and the Hedley Amendment are all factors. The improvements we see in our City and schools are all provided for by a bond vote.

City salaries are up. In the 90's the police, fire and municipal workers all took pay cuts. We need to look closely at health care insurance costs which are a 16-17% increase.

All in all, things are positive, we must trim to be solvent, and be creative in our development. Example: proposed overlay zoning programs without changing downtown. Allows for expansion above existing downtown buildings for residence/business.

It's also important to stimulate more volunteer involvement. Mayor Porter will continue to have Town Hall meetings – the next Town Hall meeting regarding Commercial and Industrial Business and discussion about what business deals can be made. In addition, Mayor Porter would like to form alliances with other surrounding cities to build strength. Many of the cities in the United States, who have recently made comebacks, have all formed these alliances, Cleveland, Grand Rapids, etc. There have already been offers made to fund these efforts. People's involvement – there are many talented people in Ferndale and in the future, Mayor Porter would like to include more people in planning. Would like to see committees containing one member of council and the rest citizens.

Questions were posed to Mayor and there was a discussion regarding mail delivery in Ferndale. There was a major push in the early 1990s to try to get resolutions to the problems at the College Park Station of the US Postal Service. Mayor Porter stated that it is not impossible to get changes made, but very difficult. Discussion over the Ferndale zip code being 48220 and how it affects both mail delivery and insurance rates as well. Many residents would like to see changes made. If the Woodland Park Improvement Association gathers consensus and sends letter to Mayor Porter, he is willing to take to Washington and perhaps Lansing. Nelson House was contact for last uprising. Perhaps some noise could be made with the Mirror/Tribune and cable station. Ferndale's population in 1970 was 30,000 and today it is 22,000.

Question regarding Justification of city manager position – we don't want to end with state takeovers like Hamtramck and Highland Park. Mayor Porter contended that there is not a local city around which does not have a city manager. Mayor Porter stated that what is happening in Ferndale today is much more proactive than in the past and certainly the other cities mentioned. People are more committed to this City, and have made improvements in both the City and the schools through bonds. Mayor Porter is always available and always wants to hear comments. Call him anytime at his home number 544-7130.

Introduction of Officer LaRowe with an update on the WPIA's traffic concerns. LaRowe completed his traffic study and it was determined that Maplehurst has the most traffic due to the Woodward turnaround. The speed study determined that the 85<sup>th</sup> percentile average was 35-34 MPH which was high. Can use a radar trailer which slows traffic down while it is up but traffic generally returns to "normal" when the radar trailer is relocated. The worst times of the day are 4:00 – 6:00p. Lots of discussion regarding what can be done regarding additional stop signs, speed bumps, street direction closures, etc. but final determination and recommendation was to request for increased enforcement.

The traffic study was well received. Both Officer LaRowe and Captain Tim Collins (WPIA resident) suggested the WPIA send a letter outlining concerns and asking for increased enforcement. It was also suggested that our neighborhood "gain a reputation" for enforcement. In addition, once letter is sent and police force is stepping up its traffic enforcement in this area, perhaps the group should get some advertising via the Mirror and Tribune and spotlight some articles which stated that the residents in this area wanted this increased enforcement due to the historical problems in the area and concerns for the safety of the children in the area. Question regarding the process for a private citizen to issue a complaint on a frequent offender. Captain Collins explained that there must be 10 proven instances where the driver of a vehicle can be properly identified. This is a longer process, but it can be done.

Question regarding the no left turn during 4-7 sign at the corner of Drayton and Pinecrest, what is the process for having that sign removed. The answer was that City Council needed to be petitioned, but if that language were added to the letter to the police regarding enforcement, that the mayor could take it to council on the association's behalf.

Recommendations were to use the power of the press and state the WPIA was working in conjunction with police to reduce speeding and traffic violations in the area. Press coverage should include the fines associated with traffic infractions.

Minutes from previous meeting were read and accepted. Suggestion to read previous year's annual minutes as well, suggestion denied.

Treasurer's Report: Treasurer Phil Kauffmann stated that all known expenses were finished for the year. President Breen-Bondie suggested moving WPIA's accounts from Comerica to Credit Union One where we would not be incurring high service charges.

President Breen-Bondie initiated the block director election which must be done each year at the annual meeting. Block Directors to be elected were: Nicole Cotter and Judy Garlock to replace current Upper West Drayton block director; Darcey McLaughlin for Lower Drayton; Lisa Pawloski and Diane Dengate for Upper Maplehurst, and Allen Liggett for Lower Maplehurst. Vote took place and all directors were voted on unanimously.

We were reminded that we also need to re-elect the current executive board of the association at the annual meeting. President Breen-Bondie informed that she would be stepping down from the presidency. Nominations for this position came from the floor for Bill Frederick – denied, Carol Frederick, also denied. Several names were thrown out including Allen Liggett and Phil Kauffmann being co-presidents. The election was tabled to discussion/advertisement and the calling of an additional meeting to elect executive board.

WPIA Block Party: tentatively set for June 22<sup>nd</sup>, from noon to 4:00p. This year will be on Livernois only between two blocks, want to make it tighter and closer and include a live band, potentially artists setting up displays, fire truck escape presentation, moon walk and many other children's activities.

Beautification Awards: Anne Williamson will head up Beautification Committee – looking for committee members. Allen Liggett and Darcey McLaughlin were both interested as well as mention in next WPIA newsletter.

Meeting adjourned at 9:20p.

Respectfully submitted,

Darcey McLaughlin, Secretary  
Woodland Park Improvement Association



Karen Breen-Bondie, President  
Carol Frederick, Vice President  
Darcey McLaughlin, Secretary  
Phil Kauffmann, Treasurer

## **Minutes**

### **Wednesday, May 8, 2002**

Present: President Karen Breen-Bondie  
Vice President Carol Frederick  
Secretary Darcey McLaughlin

This informal meeting was called as a result of the suggestion of delegating some of the president's responsibilities so that she can remain in the position.

Discussed were the copying and distribution of newsletters, which the secretary said she would undertake and the orientation of new block directors by the vice president. A suggestion that the block directors fold their own block's newsletters was given.

A discussion ensued about amending the bylaws (Constitution) to include articles about non-activity (verbage along the lines of removal from office if they are not present for four consecutive meetings--of if they miss x # of meetings in x timeframe) and that each member of the board of directors should be members in good standing due to a conflict of interest if they are not. President said she would make the formal suggestion for changes before the next board meeting so that it can be discussed and voted on at the annual meeting.

Discussion of job descriptions for each officer and a general job description for the block directors was discussed. No further action was initiated.

The president asked the VP to review job details of block director to all new block directors and to contact the two new block directors of West Drayton. President will forward names and pertinent information to VP.

Due to the removal of the 2<sup>nd</sup> VP earlier in the week, Secretary McLaughlin suggested that Anne Williamson, block director of W. Lewiston, fill the vacancy, remain as a co-block director and continue with her suggested Beautification Committee work at that position. President Breen-Bondie indicated she would discuss this with her in person the next time she sees her.

A suggestion for a fundraiser of plaques was made by President Breen-Bondie. Plaques that would commemorate the year a resident's house was built along with the WPIA logo/identification. Pleasant Ridge has made those types of plaques available for their residents. This can be investigated at a later date at the organization's discretion.

A reminder was made that the treasurer should call Credit Union One to make whatever arrangements are necessary for the account to be transferred from Comerica to CUO. President Breen-Bondie will contact Treasurer Kauffmann to remind him of same.



**Minutes Page Two**  
**Wednesday, May 8, 2002**

- President - Preside at meetings; publish newsletter
- VP - Coordinate block yard sale; distribute luminarias
- 2<sup>nd</sup> VP - Oversee Beautification Committee
- Secretary - Take minutes at meetings; copy and distribute newsletter
- Treasurer - Manage accounts payable, receivable, update dues spreadsheet and provide full report of activity for newsletter and meetings
- Block
- Directors - Collect dues from residents, relay residential concerns to board distribute luminarias to residents on block

Suggestion of next annual meeting speakers from vice president: Mayor Porter and DDA Manager, Cristina Sheppard-Decius.

Respectfully submitted by:

Karen Breen-Bondie  
President  
Woodland Park Improvement Association



Karen Breen-Bondie, President

Carol Frederick, Vice President

Anne Williamson, Second Vice President

Darcey McLaughlin, Secretary

Phil Kauffmann, Treasurer

## **Minutes**

### **Thursday, August 8, 2002**

The WPIA meeting was called to order at 7:00 p.m. at the Gerry Kulick Community Center in Ferndale. All officers were present with the exception of 2<sup>nd</sup> Vice President, Anne Williamson, as well as three block directors.

President Breen-Bondie briefly introduced officers and block directors in attendance. New to positions were Anne Williamson – 2<sup>nd</sup> VP (not in attendance) and Judy Garlock & Nichol Cotter were thanked for becoming the Upper Drayton Block Captains.

The Beautification Committee Report consisted of the announcement that the winners of the 2002 Beautification Award were Scott & Tamara Stone of 225 W. Drayton. President Breen-Bondie led this discussion as Anne Williamson who chairs this Committee was not in attendance. A discussion was then had regarding the purchase price of the actual physical award and the size of the actual award. President Breen-Bondie showed examples of the brass plaque chosen and the group then decided on the size—7x10". Anne Williamson will contact the winners and present them with the actual plaque that will need to be ordered and/or an example of it until it comes in. Also, when the plaque arrives, Anne should contact The Mirror for publicity.

Follow-up to the 2002 Annual Meeting regarding the resident responses to the surveys for database entry and accompanying letter to Mayor Porter had not been completed. Secretary McLaughlin had not yet been able to type in the responses to the database and President Breen-Bondie will write a letter and correspondence to Mayor Porter when that is finished.

President Breen-Bondie then brought up the Woodward Avenue Action Association (WA3) and the WPIA potentially becoming members of that organization. The Woodward Avenue Action Association is located on Woodward Avenue in Royal Oak and advocates for the businesses and neighborhoods that border along Woodward Avenue. The dues were annually \$25.00. Discussion ensued and Darcey McLaughlin made a motion to join the association, the motion was seconded by Bill Frederick, and voted unanimously.

Phil Kauffmann gave the treasurer's report. As of 8/8/02 there were \$1,365.33 in funds available. There continued a discussion of snow and membership dues collection procedures and timelines. All block directors committed to starting collections early this year and trying to improve the percentage collected. The detailed treasurer's report was reviewed and accepted. Phil also passed out a detailed sheet by block to each block captain in attendance. As a follow-up to the last meeting, a brief discussion of whether block directors and/or officers from other streets should approach homes who had not paid dues after the block director had exhausted all efforts as had been suggested. No block directors in attendance indicated that they wanted this service.

**Minutes Page Two**  
**Thursday, August 8, 2002**

The Snow Removal Committee presented their findings that at this time it was still not feasible for the WPIA to purchase new snow removal equipment due to the actual cost, the maintenance fees going forward, the need for storage of said equipment, as well as volunteers to operate the equipment at a moments notice due to weather. Jack Aldred, WPIA's current snow contractor, had extended an offer for the WPIA to purchase his used equipment for approximately \$4,000. A discussion ensued, however – it was decided that if Jack Aldred was still willing to perform the snow removal services from November through March, that the group would retain his services an additional year. While the group is still interested in finding a person in the neighborhood with a snow removal and/or landscape business that could give us discounted services, we will continue to explore other options throughout the year.

Under New Business, there was a discussion of the Winter Boot Drive. Anne Williamson suggested collection efforts for the association, but it was decided that the boot drive that Gilda Jacobs, state representative, holds in our school district would be utilized because the block directors were not interested in collecting the boots.

In addition, President Breen-Bondie passed out a one page document of Block Director Guidelines as a result of a discussion for this need at our previous meeting. It was discussed and well received.

The 2003 Block Party date was discussed and it was decided that although the last Block Party was extremely well run, the Saturday date may have been a hindrance to attendance. It was decided that the Block Party return to being held on the last date of school for the Ferndale School District, which in 2003 will be Thursday, June 12. Allen Liggett (Block Director – lower W. Maplehurst) discussed that without the help of many more volunteers – he may not be interested in chairing this event next year. He was to give it some extra thought and get back with President Breen-Bondie in the very near future with his decision. Allen recommended that setup begin at 4:00 on the day of the party and that it be held from 5:30 – 9:00 p.m.

The meeting was adjourned at approximately 8:15p.

Respectfully submitted by:

Darcey McLaughlin, Secretary  
Woodland Park Improvement Association



Karen Breen-Bondie, President  
Carol Frederick, Vice President  
Lisa Canada, Second Vice President  
Darcey McLaughlin, Secretary  
Phil Kauffmann, Treasurer

## **Minutes**

### **Tuesday, March 25, 2003**

The WPIA annual meeting was called to order at 7:10 p.m. in the Media Center of Roosevelt Elementary School. Officers present included President Karen Breen-Bondie, Treasurer Phil Kauffmann, and Secretary Darcey McLaughlin. Block Directors present were Nicole Cotter, Upper West Drayton, Carol Kauffman, Lower Woodland, and Alan Liggett, Lower Maplehurst.

President Breen-Bondie did introductions, including introduction of Shaun Slocum, Parks Manager, from the City of Ferndale. A brief introduction of who the WPIA was and what we provide ensued.

Shaun Slocum presented a brief description of DPW current activities and discussed the recent tree-trimming in our area. He went on to explain that they had extra funds to do trimming this year. He and other DPW workers feel the trees that line the streets need to be tall with canopies over the streets, that many of our trees were receiving truck damage to the lower branches. The last time the trees were trimmed was five years ago. Davey Tree is the contractor that the city uses to provide this service. In our area, trees were trimmed from 9 Mile to Oakridge, West of Woodward.

A few of the residents expressed their happiness to see new trees were planted back on the Livernois medians. Mr. Slocum explained that the 34 trees planted were Bradford Pears, with 40 ft spacing between. They have white flower blooms in the spring, a maroon leaf in the fall, and a glossy bright green leaf all summer. Questions were asked about what happened to the small plots of land also on the medians where flowers were planted annually. Mr. Slocum explained that the planting was suspended in 2001 when Livernois was being repaved, and then due to budget cuts since then – the service has been eliminated. The Ferndale Garden Club has been asked if they are interested in taking over those former plots.

A resident, Mr. John Clark of W. Maplehurst, explained that he was very impressed with the Gerry Kulick Community Center. He mentioned that the computer center there is wonderful, and there is always plenty of room. The senior citizens can also get a nice hot lunch there. Mr. Slocum explained that the Community Center is funded from the city's general fund. Mr. Photiades mentioned that the old community center on Nine Mile (present site of Credit Union One) was sold for \$225,000 there was quite a bit of interest that had been earned and that money was recently donated back to the city earmarked for Community Center use. Mr. Photiades believed that a portion of that money was also going to be used to replace windows at the Community Center.

Byron Photiades of the City of Ferndale DPW was introduced and he made a brief presentation. Mr. Photiades joined the DPR in 1972; he answered an ad for an ice skating guard @ \$2.00 per hour. He was asked about the Curling Club. Mr. Photiades mentioned that the Curling Club currently has 300 members with a few from Ferndale. His belief was that the Curling Club got caught up in the politics of the last election. That area historically housed an outdoor ice rink in the 70's, then became a maintenance facility, which was not suitable to that neighborhood or the park. The new appearance and Curling Club is a much nicer setting.

He passed out a Detroit News article on city infrastructures that highlighted what Ferndale has been able to do, really a culmination of work that was performed on the streets and sewers from 1995-2001. That work has more than doubled the home valuations in the city. He believes that if we had not fixed up the downtown, paving, etc. that the curb appeal would not be there. When folks are looking for homes, they should be aware that we have good, solid services in the City of Ferndale for an older community. From the late 70's to the late 80's it was getting ragged but

long-time residents stuck it out. There was also a lot of renting in Ferndale, and many houses were not maintained. When I-696 went through, property values went up in Oakland County and Ferndale was able to leverage \$3.5M from the state and federal government and able to pave Hilton & Pinecrest, in addition to the \$22M of paving all through the City, so that was a bonus. We were able to do more than other cities which have large infrastructure problems – we were getting good bids, Royal Oak gets a lot of publicity due to their downtown, but their streets have problems that most are not aware of.

Ferndale's higher than typical tax rates are now balanced with higher home values. However, this year does look to be a tougher year than most. Ferndale is typically a conservative decision making community, but with a younger City Council, there may be plans to do a little more. He mentioned that the new city/school tennis courts located on Pinecrest at the high school are scheduled to be completed in May, which was made possible through a state grant. The school district's portion was \$62K.

Ferndale DPW is especially proud of its services to the residents like snow removal. The policy is to have the streets cleared within 24 hours. Snow removal has been very timely. There is volunteer overtime. We started contracting in the early 80's, and we saved money and built surpluses. We aren't in the situation that cities like Hazel Park, Berkley and Clawson are with cutting their services. We are also lucky to have many of the DPW workers living in the City of Ferndale and able to respond quickly with five minutes travel to work. Many of our city workers are second generation employees, who have a great deal of pride in the city and have long tenures.

Leaf collection, which by the way many cities don't have, is performed seven or eight times a year. The City of Royal Oak averages only two collections per season. Many residents aren't aware that you can rent a truck for \$150 – flat fee that the City will drop off and pick up. This is a service they are proud to offer since it encourages and makes it easier for residents to do maintenance work on their homes. The city will drop off and pick up the trucks. For more information, call the City DPW offices.

Garbage Collection. While other cities are cutting back, Ferndale has continued to pick up almost everything you put out there. Ferndale also did not cut their chipping service with large branches. In many communities you must make an appointment to bring them in and pay \$25 for this service.

Street Sweeping – City still owns and maintains three street sweepers and they attempt to get out once every two weeks.

Parks Program – approved \$1.5M for Parks several years ago. Mr. Photiades reports that all planned improvements were completed with the exception of the parking lot planned for Geary Park and a walking path at Wilson – they simply ran out of money. Ferndale was the second city in the state to install the roller rinks. They also installed new bathrooms.

Ferndale DPW is more or less in the "maintenance mode" right now – greatly taking care of all that we currently have. Ferndale takes a great deal of pride in providing basic, solid services to their residents. Ferndale has good working equipment at this time.

A discussion about the Hazel Park Ice Arena was ensued. Byron mentioned that the residents of Hazel Park were told that the arena would not raise their taxes. What they were not told was that was true IF the arena remained profitable. Right now they are in trouble, just breaking even, so it will be interesting to see what happens with that area and the Hazel Park taxes in that regard.

The Police Department has six cars on the road in the city at any given time: One car on Nine Mile, one car on Woodward, and a car in each of the four quadrants of the city. Ferndale has a very good police department.

The DPW is working on a plan to try to improve the water pressure in the NW quadrant of Ferndale. The pumping station is on the east side and pumps 300 million gallons of water into its tank. The tank is replenished at night in the off-peak hours and Ferndale receives a cheaper rate for doing so. Out of approximately 120 customers that the City of Detroit Water Dept. serves, Ferndale receives the fourth or fifth cheapest rate. The pumping station was built in 1955 and needs to be renovated. So plans are to try and replace the water main and add an underground booster south of Nine Mile on Livernois to boost pressure in the NW quad. The cost is \$1.5M, and sewer rates must be increased. One of the things that affect resident's water rates is the declining

commercial base in Ferndale. Losing companies such as Reichold Chemical and LTV Steel account for approximately 12% reduction of total water consumption, and when the commercial consumption goes down – the rates go up for residents. Alan Liggett addressed Mr. Photiades regarding the water rates going up twice in one year. Mr. Photiades responded that one-third of the water budget has been capital and mentioned that water rates have gone up 20%. A good portion of that rate hike was to support the main replacement at \$1M, which needed to be done quickly while Pinecrest was being repaved. The total budget for that was \$4.5M. He explained that when the economy recovers and companies come back to Ferndale, the revenues from that will offset the resident burden. He mentioned that Ferndale hires a professional administrator to run its city, the mayor is part-time, so it is a city manager form of government with input from the city council. The council is sensitive to raising rates this year, and will probably keep the rate increase to 5% or below. Mr. Photiades has recommended a 5% increase to them which will allow us to fund the pump station improvements. All city departments were asked to cut 5% of their budgets.

Bottom line – the budget this year is tight, and the DPW dept. now has half as many employees as there were when he started; there were 76 people, now there are 34. Part of this is due to contracting services, but keep in mind that less people respond in emergencies, but they are still doing a great job, the staff is experienced and they have long tenures which is an advantage to Ferndale.

Question regarding the Light Rail System – not to happen any time soon.

Mr. Photiades and Mr. Slocum were thanked graciously for giving their time and their informative presentation.

Minutes: Secretary Darcey McLaughlin was not present at last meeting. Katrina Collins, who volunteered to take minutes, was not present at this meeting. She moved that the previous meetings minutes, along with the March meeting minutes be read at the next meeting.

Treasurer's Report: Phil Kauffmann stated that the accounts for the WPIA have been moved from Comerica Bank to Credit Union One. The current checking balance is \$944.01. Overall, 79% of the Association have paid their dues. Dues collection can still continue in the spring/summer months.

Officer Elections – unfortunately there was not a quorum at this meeting, so no elections could be held. Resident John Clark suggested that current officers should stay in their positions until the next annual meeting. All present agreed.

Compliments were presented with the snow removal this year. There were no issues and no resident complaints. It was a great year. Secretary McLaughlin offered to write a letter to that effect to Jack Aldred, who provides our snow removal service.

Anne Williamson was not present to give a Beautification Report, but President Breen-Bondie verified that the plaque for the winning home last year is being ordered and will be delivered as soon as it is received.

Annual Block Party Committee Report: Aimee Fretwell has named people on most committees, but we will need to fill her open position as Committee chair due to the fact that she is moving. Nicole Cotter may take chairperson or look for a co-chair with someone. Alan Liggett to pass on information from last year. Alan also mentioned two or three people to help from last year that he will also pass on.

New Business – President Breen-Bondie asked for volunteers to help write an article to spotlight another home in our area for the next newsletter. John Clark volunteered to write a short article on his home on the corner of West Maplehurst and Pinecrest, which is a unique Spanish-style home, built in 1920.

The meeting adjourned at 8:50PM.



Karen Breen-Bondie, President

Carol Frederick, Vice President

Anne Williamson, Second Vice President

Darcey McLaughlin, Secretary

Katrina Collins, Treasurer

## **Minutes**

### **Monday, January 26, 2004**

The WPIA meeting was called to order at 7:10 p.m. in the Media Center of Roosevelt Elementary School. Officers present included President Karen Breen-Bondie, Treasurer Katrina Collins, Vice President, Carol Frederick, and Secretary Darcey McLaughlin. Block Directors present were Andrea Townsend, Lower Oakridge, Debbie Sobolewski, Upper West Drayton, Bill Frederick, Upper Woodland. President Breen-Bondie did introductions.

President Breen-Bondie passed around flyers to the present block directors to be passed out to the neighborhood regarding an update on the snow removal process. She instructed those present not to pass out to their neighbors until after we received a green light from her that the contract had been signed.

Treasurer's Report: Katrina Collins presented the current budget for WPIA with a breakdown of the current account as well as percentages collected by each street. Many directors stated that they had not reached out a second time to residents yet until actual snow plowing services begin. At that time, all will make additional attempts to collect yearly dues. Treasurer Collins just reimbursed that evening Bill Frederick for luminaries this year. Many block directors complimented Bill Frederick and our association for putting the luminaries out each year and remarked how many of our friends and families appreciate how beautiful it looks each year and what a tradition putting them together each year has become for most of our families. Treasurer Collins also noted that our State of Michigan association dues of \$10.00 have been paid which ensures our membership in good standing with the state.

Minutes: Secretary Darcey McLaughlin reviewed meeting minutes from March 25, 2003 and also read aloud correspondence sent on behalf of WPIA since last meeting.

Beautification Report: This year's award has not yet been received from the manufacturer, but President Breen-Bondie stated that the winners, Joe and Keri Sullivan of Upper Woodland have been notified and are excited about receiving a Beautification Award from the association.

Yard/Garage Sale: Carol Frederick reported that August 28-29 will be our neighborhood garage sale. There will be more information and a sign-up available at the annual Block Party on June 10, 2004.

Snow Removal: President Breen-Bondie passed out draft copies of the contract with the new service, Geenscapes and stated that there needed to be minor changes made to change the term "snow removal" to "snow plowing service" throughout the contract. She stated that new service would not guarantee resident's sod or sprinkler heads. A quorum of the members voted to accept the contract with changes and forward to Jim Kochensparger for signature. It was stated that hopefully snow plowing services could begin as soon as possible. Compliments were given to President Breen-Bondie for her work on the contract itself, as well as the research and negotiations. In addition – there were questions as to who plowed the sidewalks on both Lower NE Oakridge as well as Upper NW Oakridge in front of Roosevelt Elementary School. The City of Ferndale does the plowing for the lower end, and the School District plows the sidewalks in front of the garage, so those areas did not need to be added to our contract.

A discussion ensued regarding "Oakridge Park", the area on the NE end of Upper Oakridge which recently had commercial zoning proposals voted down. Many of our neighbors would like to

dedicate the area an official park. It was stated that the City of Ferndale's website in an area which highlights maps and park, does show the land as designated "Oakridge Park". Debbie Sobolewski suggested that our association officially pursue designating this land as a park and perhaps representatives researching this and attending a City Council Meeting. It was proposed that a committee be set up at the next annual meeting. Darcey McLaughlin made the official motion, Katrina Collins seconded the motion and the motion carried.

New Business: Discussion regarding the WPIA registering a domain name and hosting its own website. The discussion was tabled until the Annual Meeting to determine at that time whether the association could afford to do so. Final snow collections will be available at that time. It was discussed however that hosting a "Discussion Board Forum" for our association was a free service, so everyone present felt that would be a good service for our association at this time.

Block Party: Last year's chairpersons will not be returning this year. If anyone knows of anyone interested in chairing our annual block party, please let President Breen-Bondie know by our Annual meeting. She will contact the other committee heads to ask if they are interested in chairing.

Annual Meeting: Reminder that the next scheduled Annual Meeting is Monday, March 22, 2004 at Roosevelt's Media Center. Guest Speaker: Heather Carmona, Executive Director – Woodward Avenue Action Association.

Other: The association would like to thank Allen Liggett for his investigation into purchasing snow removal equipment for our association and getting the ball rolling.

The meeting adjourned at 8:00PM.





Karen Breen-Bondie, President  
Carol Frederick, Vice President  
Anne Williamson, Second Vice President  
Darcey McLaughlin, Secretary  
Katrina Collins, Treasurer

## Minutes Monday, March 22, 2004

The meeting was called to order at approximately 7:10pm in the Media Center of Roosevelt Elementary School.

In attendance: Carol Frederick, Bill Frederick, Judy Garlock, Debbie Sobolewski, Katrina Collins, Heather Carmona, Andrea Townsend, Debby Hill, John Clark, Karen Breen-Bondie, Lori Kodan, Tom King.

**Secretary's Report** of the Minutes for Monday, January 26, 2004 were presented by President Breen-Bondie. John Clark moved to approve, Carol Frederick seconded and the minutes were approved.

**Treasurer's Report** – Treasurer Katrina Collins presented the Treasurer's Report that summarized dues collection status and noted expenses. Our checks have Phil Kauffmann's (previous Treasurer) address on them. President Breen-Bondie indicated that that information can be changed directly on the check. Snow removal is paid per month (\$1,000 each month from December through March). Our new contract was effective from the end of January through the end of March. The contract will be renewed each year. A question from the floor was asked about collection rates from past years. President Breen-Bondie indicated that there was an 81% collection rate for 2002, 77% 2001. So far we are at 67% for 2003. We also will experience an increased cost for the annual Beautification Award plaque. This year the cost was \$145; next year the cost will be \$220. The first year's cost is usually the most because the company must cast a mold. The cost for the remaining years until 2010 remain unchanged. We have nothing in writing from Colonial Brass (29 Vine Street, PO Box 511, Middleboro, MA 02346 1-800-549-8670) guaranteeing a price for the remaining years so unless we find a cheaper source, we will stay with this company.

Revisited the website domain name issue from the January meeting since we now have a better outlook on our income and expenses. President Breen-Bondie suggested registering our domain name as [www.wpiaferndale.org](http://www.wpiaferndale.org) with register.com. One year registration is \$19.95, two years \$39.90 which includes ad banner that can be removed for \$50. After two years we pay \$39.00 yearly. Bill Frederick moved to go forward for the two years, Katrina seconded. Motion carried. President Breen-Bondie will make arrangements and notify when the website is up and running at this new domain. (Addendum: The website has been temporarily moved to <http://mywebpages.comcast.net/wpiaferndale/>, but not all links are active. To access the archives for minutes, newsletters, bylaws, contact info in the meantime go to <http://members.aol.com/wpiaferndale/pdfs>. It is unknown how long the former website address will be available.)

**Guest Speaker: Heather Carmona**, Executive Director of the Woodward Avenue Action Association (WA3)

The WA3 was formed in 1996 from an Oakland County planning study at County Executive L. Brooks Patterson's request. Purpose of study was to determine what was happening in communities along Woodward. Land use, zoning, façades, private investment and parks were studied. The main focus was to attract business, as the Automation Alley designation does.

Woodward Avenue Action Association, a non-profit organization, was formed to implement the study. Pontiac and Bloomfield Township have since joined. Bloomfield Hills is not part of the association. Each community pays dues to the association relative to their proportion. The WA3 also is the recipient of grants. A mayor and a business representative are part of the board. Dave Stroud is the Ferndale rep. Thirty businesses in Ferndale are part of the association, on and off Woodward. The total number of Woodward businesses is 250-300. In comparison, there are about 800 in Royal Oak.

Through all these endeavors, the county applied for Heritage Route designation through the state. This is similar to the Great Lakes Circle Tours designation. After that designation was awarded, they applied for a National Scenic Byway designation as a funding mechanism and were levered \$1M for marketing and beautification. There is a four-point approach, similar to the Main Street program for the National Trust for Historic Preservation that Ferndale's DDA was awarded two years ago.

Heather displayed a poster of the Woodward Avenue logo and design. The branding is a way of bringing CEOs and marketing people together. We need people to take pride in the assets we have in Metro Detroit. WA3 creates the framework to get people working together.

The next project is signage on Woodward of the brand. Heritage Route comes through the state. MDOT signs are on Woodward at Fairwood in Pleasant Ridge—on the median. WA3 is working on guidelines for banners, curbswalks and unifying elements through MDOT.

Heather had lots of WA3 handouts from maps to brochures. The map handout listed historic sites and events. Events have to be in existence for at least three years to be included on the map. The map covers the intrinsic values of Woodward activities, historic basis and preservation. WA3 is working with another non-profit organization to bring awareness to a Top 10 Endangered Building, the Model T plant. It is number one. Ferndale was the bedroom community for that Ford plant.

In terms of activities from Ferndale viewpoint, the Ferndale DDA is working on pedestrian problems in joining the city's east-west crossing at Woodward and Nine Mile. The WA3 has applied for a grant from the state on behalf of the Ferndale DDA for funding of the Woodward-Nine Mile median design. Hoping to get a \$160K grant from the state within the month; after the resurfacing in summer will do beautification.

The WA3 offers the following services to businesses: design, budgeting, façade improvements and consultation. There have been three such projects in Ferndale. The meetings are Chamber of Commerce-type. Each community has a master plan that residents need to help encourage. Trying to be bolder in priority redevelopment for communities.

There are median projects in Birmingham and Pontiac. The WA3 is working with Birmingham on a way-finding system that will guide visitors to larger off-Woodward event locations.

The WA3 is also involved in SuperBowl host committee partnering. The NFL pursues a lot of business ahead of time (minority business encouragement, as well).

In the works is an WA3 expansion plan that will include Wayne County all the way down to the river. Initially, it was only Oakland County. The partnership helped to secure the national Scenic Byway designation. Oakland and Wayne Counties both see the funding advantages to regional partnering. This partnership will officially take place in two weeks.

On May 8<sup>th</sup>, the WA3 hosts an annual "Clean Up on Woodward" event. The information is available on their website at [www.woodwardavenue.org](http://www.woodwardavenue.org).

Heather will work with us on an as-needed basis to assist us in obtaining historic designation.

**Annual Elections:** Everyone present is willing to stay on. Anne Williamson is moving to Pleasant Ridge. The Stones (on Lower W. Drayton) are interested in her vacated position of 2<sup>nd</sup> VP. Heather Kolwich to remain on as sole block director for West Lewiston. Need 20 for quorum at a general

meeting. No quorum present; no election can take place. Because it's an "even" year, Drayton and Maplehurst are up for re-election. Those block directors will stay on.

### Committee Reports:

- a. **Beautification Award:** Karen showed the plaque for the Sullivan's 2003 Beautification Award. Nomination deadlines for 2004 will be up to the new 2<sup>nd</sup> VP. Officers and block directors will be notified.
- b. **Yard Sale:** Carol Frederick stated that the Yard Sale is scheduled for August 28-29. Sign up at block party. Fee will be \$7; ads will be placed in local papers. The committee consists of Carol, Katrina Collins and Upper Woodland resident, Gretchen Benson.
- c. **Block Party:** We are in need of a chairperson. Judi Near-Hunt stepped down and co-chair Nicole Cotter moved. Karen has approached Becky Dokho, who was in charge of cleanup last year. She lives on Maplehurst. She declined because she is too busy and is too new to the neighborhood to recruit helpers. If no chairperson, party will be cancelled.
- d. **Oakridge Park:** Debby Hill and Lori Kodan reported on progress. Lori asked about a fence after the vote. Called back and talked to Byron. Shawn Slocum often has excess trees and bushes in the fall. Debby and Lori will also talk to the Ferndale Garden Club. It was expressed that we need to get a true designation.

Debby said that she received confusing statements from the mayor regarding actual "park" status of the land. President Breen-Bondie suggested designating a Nancy Schmidt memorial (she passed away in 2003 and was a member of the Ferndale Garden Club in addition to her family living right behind the park in Pleasant Ridge), including a welcome sign to Woodland Park Association. We need to prove that a park is the appropriate use for the land.

Debby has a videotape from Frank and Betsy Fernandez (former Lower Oakridge residents) showing a designation made years ago, but we need to find out how to do it officially to prevent the proposal/rezoning/sale of the lot. Perhaps Pam Cunningham, master gardener (and Debby's sister), will work with us on a garden plan (Addendum: President Breen-Bondie approached Ferndale resident and Landscape Architect, Stacey Tobar, about working with the group on a *pro bono* cursory plan. She has agreed and we will meet.) The city provided a water spigot for the median park near the border of Ferndale on West Drayton, perhaps we could get one as well. Heather Carmona mentioned that the WA3 may be able to help us. President Breen-Bondie noted that since we have an official committee with Andrea Townsend, Debby Hill and Lori Kodan, we need to have a chairperson. Lori Kodan volunteered to chair the Oakridge Park Committee.

President will get the group together, disburse petitions to WPIA residents through block directors and approach city council with our plan.

- e. **Historic Neighborhood Designation:** Do we want to proceed? Hearing no objections, President Breen-Bondie indicated that she forwarded a semi-completed application to the Fredericks for their input as architects, to assist. It is protocol to apply through the state for National Register of Historic Places designation. If approved, it moves through to national consideration. Residents will be advised of the application process.

**Snow Removal:** The President talked to Jim, owner of GreenScapes, Inc. A few residents on Lower Maplehurst expressed concerns and do not want their snow removed. Jim has the addresses and will skip them. However, he indicated that the first go-round was difficult due to the fact that there was already a large amount of snow on the ground that he had to navigate through. He is confident that getting a head start on the snow removal will alleviate their concerns in the future. He expressed that with proper identification (flag markers similar to what is placed on lawns during fertilization) and early intervention by them, there would be much less damage. He is also willing to place a rubber edge on the bottom of his blade. If we are still not satisfied, he will look into purchasing a brush.

It was expressed by the President that these residents do not wish to rescind block association participation, they are just concerned about the new service. They must notify the President each year in November if they do not wish to have their snow removed so the President can notify GreenScapes accordingly. Tracy Parrish will coordinate this with those residents.

Pinecrest snow removal of corner lot brought up by homeowner John Clark. Previous snow contractor cleared his sidewalk from the corner of Lewiston north along Pinecrest to Maplehurst. Perhaps we could have GreenScapes remove this portion as well. Discussion on whether St. Luke's Church should be approached if they want to contribute in order to be included in snow removal. President will follow-up with GreenScapes on both. (Addendum: Since these notes were transcribed, resident Tom King informed President that St. Luke's Church contracts their own snow removal and is not interested in our offer.)

**New Business:**

Tom King, of 630 W. Maplehurst, is a member of the Ferndale Foundation. He gave a short report on the Foundation and its purpose. It was formed a little over a year ago, but hasn't been active. He was appointed by Tom Barwin, Ferndale City Manager. It is similar in scope to Pleasant Ridge Foundation. Meeting next month. They would like to raise money through grants, donations and contributions for city-wide projects. Volunteers to do beautification—flowers in median, etc. There are nine people on the Foundation (two city council members, Covey being one). Tom would like to see the Block Clubs work on the median, especially at Christmas with decorations. President indicated that MDOT is in charge of the median and would have to give approval for such. We look forward to hearing what the Foundation proposes.

Judy Garlock, Upper West Drayton Block Director, stated that Phil Poole and another resident, brought up the Gypsy Moth concern to her. It was decided that this is a city/county issue. The Association understands the concern for the welfare of our trees, however, there is no money or resources at our disposal.

The meeting adjourned at 9:00 p.m.

---

Other: Carol Frederick asked that residents familiarize themselves with school board candidates. The Ferndale PTA Council will be hosting a "Meet the Candidates" evening on Tuesday, May 18 at the Ferndale High School Media Center. There are two seats up for re-election.



Karen Breen-Bondie, President  
Carol Frederick, Vice President  
OPEN, Second Vice President  
Darcey McLaughlin, Secretary  
Katrina Collins, Treasurer

## **Minutes**

# **Monday, February 28, 2005**

Meeting was called to order at 7:05P.

Introductions were made by President Breen-Bondie.

Present: Karen Breen-Bondie, Darcey McLaughlin, Debbie Sobolewski, Katrina Collins, Scott Helmer, Pete Kern, Bill Frederick, Carol Frederick.

Minutes were presented from the last meeting and accepted.

Treasurers Report: Treasurer Collins reported that there was a \$1,119.21 balance. This was the final balance available after the March payment was made to our snow removal vendor. As of this date, there were no payments of dues on record from Lower Oakridge.

The next garage sale will be in May of 2006.

Comment was made regarding great luminaries this year!!

President Breen-Bondie reminded everyone of the 2<sup>nd</sup> VP Executive Board position that was still open as of this date and included a job description. Anyone knowing someone interested should contact President Breen-Bondie.

Our annual meeting will be held March 21<sup>st</sup> at Roosevelt School, 7:00P with guest speaker, Ferndale City Manager Tom Barwin.

Discussion ensued regarding south side of Lewiston joining WPIA. President Breen-Bondie instructed Pete Kern to visit our website at [www.wpiaferndale.org](http://www.wpiaferndale.org) to obtain copies of block director guidelines as well as FAQs and report at next meeting whether he had received enough interest from other homeowners on his block.

Several homes were nominated for beautification awards. Block directors were instructed to check out addresses and if you had not already voted, to get your ballot in to President Breen-Bondie by Tuesday, March 1.

Discussion ensued regarding Oakridge Park. By way of background, there were 2 parcels of land on the end of Oakridge that the city attempted to re-zone to commercial. Due to information disseminated by block directors to our association members, the proposal was defeated. Our residents hoped that the land should not be developed. Further discussion regarding rumors that the same situation happened approximately 20 years ago and the same land was designated as a park at that time, however official information could not be obtained. A landscape architect and interested residents came up with a landscaped park plan and presented to City Council last summer. It was warmly received, however City Council couldn't make a decision at the time because of an issue with Ferndale Labs expansion into Garbutt Park. At this time we are still waiting to hear the outcome. Tom Barwin, Ferndale City Manager is speaking at the annual meeting in March, so it's a great time to ask questions. Plans are still under way however. At our last meeting, Tom King informed WPIA that through the Ferndale Community Foundation there is money available - \$5,000 was the suggestion – and we are awaiting receipt of the RFP from Tom Barwin in order to submit same. The park committee needs a committee chair.

Website reminder – add a section to be added to an electronic e:Mail distribution list.

We lost our sponsor for the newsletter – it was suggested that we should advertise for someone else to perhaps take this on.

Meeting adjourned at 8:07P.



Karen Breen-Bondie, President  
Carol Frederick, Vice President  
Vacant, Second Vice President  
Darcey McLaughlin, Secretary  
Katrina Collins, Treasurer

## **Minutes**

### **Monday, March 21, 2005**

A call to order was made by President Karen Breen-Bondie at 7:10 pm. The meeting was held in Roosevelt Elementary's Teacher Work Room due to the Book Fair.

There were no additional items for the agenda.

These minutes were taken and submitted by Carol Frederick for Secretary Darcey McLaughlin.

Present: See sign in sheet.

Guest Speaker: Ferndale City Manger Tom Barwin presented an overview of the Ferndale Story. Mr. Barwin summarized Ferndale's development over the past 10 years. He talked about town planning, streetcar and suburb development. He mentioned the idea of going back to wider sidewalks and street parking in the downtown area and concluded with "smart growth". Views on mass transit were shared along with budget items facing the city. New construction was reviewed and new businesses in the downtown area were mentioned. Mr. Barwin explained the status of the park designation at the end of West Oakridge in relation to the expansion of Ferndale Labs. The park designation will happen no matter the outcome of Ferndale Labs but the city is waiting to see if the land swap will be needed. Land swap is monetary value, not volumer. The hydraulic water system study was discussed along with water rates.

Minutes for the February 28, 2005 meeting, presented by Darcey McLaughlin, were approved and recorded as submitted.

Treasurer's Report. The treasurer's report was accepted as submitted. Katrina Collins reported a balance of \$1,124.04 with all bills to date being paid.

President's Report. Volunteers for two vacancies were requested. The position is the 2<sup>nd</sup> VP. Karen explained this position chairs the Beautification Award Committee. The second position open is the block director for lower Lewiston, currently being directed by Scott Helmer in the interim.

Discussion was held on the proposed addition of the south side of lower Lewiston joining the organization. Discussion included the additional snow removal costs that would need to be collected and the amount necessary to not make the addition a financial burden to the association. A survey was done of 50% of the homes, where 50% of those interviewed were in favor on joining. The survey will continue to catch the remaining 50% of the residences. By-laws would need to be amended.

The Beautification Award will go to 382 W Oakridge for the sensitive addition to their home. The plaque will be ordered. Karen was happy to announce that the Oakridge Park Committee will be chaired by Deanna Simmons. Committee member names have been forwarded. Karen will forward the Ferndale Foundation RFP paperwork to Deanna. This will start the fundraising drive. There has been talk of a drive in movie night in the park to help raise additional funds.

New Business. Snow removal was discussed. All-in-all everything is going well with the service. Corner lots were discussed and will be reviewed for next year.

Karen mentioned the need for a new business to underwrite our newsletter and asked if anyone was interested or knew of anyone who may be interested. Karen thanked Marie Haener-Patti for underwriting the cost of the newsletter in the recent past and explained Marie is no longer in business for herself.

The meeting was adjourned at 8:45 pm. Next meeting TBD.



Karen Breen-Bondie, President  
Carol Frederick, Vice President  
Michelle Delacourt, Second Vice President  
Darcey McLaughlin, Secretary  
Katrina Collins, Treasurer

## **Minutes – Board of Directors Meeting Monday, February 2, 2009**

A call to order was made by President Karen Breen-Bondie at 7:05 pm. The meeting was held in the Ferndale Historical Museum. Karen introduced new Block Director and also Second Vice President, Michelle Delacourt. There were several new block directors and the group each introduced themselves.

Present: Carol Frederick, Bill Frederick, Darcey McLaughlin, Michelle Delacourt, Debbie Sobolewski, Garry Andrews, Katrina Collins, Scott Helmer, Stacy Helmer, Sharon King, Tiffani Gagne and Karen Breen-Bondie

Vice President's Report: Carol Frederick reported that luminaries continued this year as they have in all past years, but that the rain was a deterrent this year. The group was informed that the official Rain Day is always the next day and in upcoming years we can remind the neighborhood of this. VP Frederick also reported that plans and date for the next upcoming neighborhood garage sale will be communicated soon. Money collected from those who participate goes toward the ads placed in three papers for the pre-sale. We were reminded that garage sales are usually held every one and a half years, alternating between the spring and the fall. VP Frederick made a final suggestion to the group that we review our by-laws in an upcoming meeting.

Second Vice President's Report: Michelle Delacourt reported on her duties organizing the Beautification Award. There was a home selected for the 2005 Beautification Award (426 Maplehurst), but due to low funds never announced or communicated. We were also still waiting on the 2004 plaque which President Breen-Bondie exhaustively worked with the company who paid the check but hadn't delivered. The plaque was eventually received and presented to Eric Johnson & Hildy Fleming of 382 W. Oakridge. The group was asked if they knew of any new vendors for good/cheaper plaques, to please forward that information to Karen or Michelle. Tiffani Gagne reported that she had a contact she will put us in touch with.

Secretary's Report: Minutes for the March 21, 2005 meeting, presented by Darcey McLaughlin and taken by Carol Frederick, were approved and recorded as submitted.

Treasurer's Report. The treasurer's report was accepted as submitted. Katrina Collins reported a balance of \$2,265.03. A bill from Bill and Carol Frederick in the amount of \$621.67 for two years of luminary supplies was presented and a check was written on-site at our meeting. The state incorporation fee has been paid. Treasurer Collins informed the group that the credit union has been charging WPIA \$10 per month for "inactive account" fees during our off months of no collections. Treasurer Collins will contact them directly to attempt to get those fees waived. Our website domain name fees are not up for renewal until May 2009. The annual collections by block were reported as: Upper Oakridge – 65%, Lower Oakridge - \$35%, Upper Drayton – 80%, Lower Drayton – 0%, Upper Woodland – 48%, Lower Woodland – 14%, Upper Maplehurst – 60%, Lower Maplehurst – 0%, and Lower Lewiston – 44%.

Block Directors each took turns informing the group present of their various social activities that have happened and/or planned and everyone agreed that they each had the best block in the neighborhood. Of note: Upper Drayton Block Director Garry Andrews let the group know that the historical "Year Built In" plaques seen around the city can be obtained from the Historical



Museum for \$85 each. Also, all home historical papers are housed at the Museum and open to the public.

President's Report: President Breen-Bondie indicated that advertising revenue for our neighborhood newsletter has been around \$700. In addition, the Sherwin-Williams store campaign has generated \$250 and flyers for this were passed around. The two vacant lots of land on north Lower Oakridge were discussed. There was discussion whether or not the land has been designated officially as a park. Our group was able to inform our neighbors about the city's intent to sell these lots as commercial property a few years ago and was defeated. Due to the current economy, it is feared that the city may attempt to put the lots up for sale again.

President Breen-Bondie prepared and submitted a grant to begin development of the park through the Ferndale Community Foundation. A volunteer landscape architect worked with the WPIA park committee to develop the land into a park. The plan was presented to the Ferndale City Council in 2004. Unfortunately the city council could not act because of impending issues with park land that was tied into the Ferndale Laboratory expansion site within Garbutt Park and they would not make a decision. The WPIA park committee eventually decided not to develop the land and were satisfied with it in its present state. The Ferndale Community Foundation grant application was rejected as well because the land had not yet been formally designated a park by the city. Debbie Sobolewski offered to bring the new Lower Oakridge block director up to speed on the history of this land and see if they are willing to look into the situation further. President Breen-Bondie also passed out an updated Block Director Guidelines document that also had the names and contact of each of our block directors.

New Business: Snow removal was discussed. Our organization has been providing snow removal services since 1953 with the same contractor up until 3 years ago. The new contractor is doing a good job, however, unfortunately our group did not have enough money in our account to pay the initial monthly \$1000 fee for December. The contractor did plow twice at the beginning of winter without a contract, and was contacted by the president to cease services until we were able to pay.

A suggestion was made to raise our current dues from \$15 to \$20 to help bring in more fees, however, the group felt with the current economy and the fact that we have not provided any snow removal services to date this year that we should table that discussion for next year and consider it for 2010. It was also suggested that we reduce the dates of the contract for next year to just three months: December, January and February only. Another suggestion of start in late December and end in mid-March. It was suggested that block directors need to start their yearly collections in mid-October rather than the first snowfall in order to insure there is enough money in the bank to pay for snow removal. In the past there were reserves in the account, however, they have been exhausted.

A motion was made to start snow services again next year in mid-December and end in mid-March by Carol Frederick. Garry Andrews seconded the motion. The vote passed unanimously. The group also suggested that no snow plow services will be provided for the balance of this year in the hopes of rebuilding our reserves and reminding neighbors how important this service is to the elderly and corner homes along Livernois. The group was hopeful that absence will make the heart grow stronger and collections for next year and possibly this year will increase. Lastly, Scott Helmer offered to try to negotiate a lower rate for service with the snow contractor for next year.

Discussion turned to holding an annual meeting. It was noted that this is the 85<sup>th</sup> year of our organization and the group felt that celebration is in order! President Breen-Bondie will e:Mail the block directors with suggestions for dates in April, tentatively scheduled for Tuesday, April 21 at Roosevelt Elementary. Stacey Helmer offered to create a notice about our annual meeting to be e:Mailed to all the block captains and copied and delivered to the residents.

The meeting was adjourned at 8:50 pm. Next meeting TBD.

These minutes were respectfully submitted by Secretary Darcey McLaughlin.



Karen Breen-Bondie, President  
Carol Frederick, Vice President  
Michelle Delacourt, Second Vice President  
Darcey McLaughlin, Secretary  
Katrina Collins, Treasurer

## **Minutes**

### **Monday, November 2, 2009**

A call to order was made by President Karen Breen-Bondie at 7:01 pm. The meeting was held at the Ferndale Historical Society.

Present: See sign in sheet.

Vice President's Report: Bill Frederick is taking stock of current luminary supplies on hand and will purchase what is needed. Deliveries will be made sometime the weekend before Christmas Eve. A rain policy was discussed because last year's weather was so terrible the candles could not be lit. Block Directors should decide and communicate to their neighbors if there is rain to light the luminaries the following day instead.

Second Vice President's Report: none.

Secretary's Report: Minutes for the April 21, 2009 meeting, presented by Darcey McLaughlin were discussed. Scott Helmer suggested checking on the City's current bond rating stated by the Mayor in the minutes. Darcey to e:Mail Mayor Covey and report at next meeting whether correct.

Treasurer's Report. Treasurer Katrina Collins stated that there is currently \$2,803.36 in the bank. There is a \$20 fee to the State of Michigan due. Treasurer Collins reminded directors to double-check who the checks are made out to when they do their collections as some are written out to the Directors instead of WPIA.

Block Directors present took turns informing the group present of their various activities. Upper Woodland has a new block director – Kerry Keener. Lower Oakridge also has a new director: Jessica Guskey. All Directors stated that they are currently collecting or plan to start collecting dues shortly.

President Breen-Bondie informed the group that the Bylaws Committee has not yet met. They plan to meet prior to the next meeting.

Snow Removal Bids were presented by Scott Helmer. Prices varied widely. Darcey McLaughlin made a motion to accept the bid of CJ Rasch for \$800 a month from December 15 through March 15 and was seconded by Katrina Collins. The vote passed unanimously. In addition, discussion of a dues increase from \$15 to \$20 was entertained. Many in the group felt that because of the current economy and the fact that snow removal services were not provided last year, that the dues should not be increased this year. No motion was made so therefore no vote. Increasing dues will be discussed again after this Winter season and services resume. A neighborhood Garage Sale could take place this May. If so, notice will come from VP Carol Frederick in late February. Our Beautification Awards were discussed. The group felt that since there was now a fund balance and we could afford to reinstate the Award. In addition – one award remains outstanding which the group felt should be ordered. Garry Andrews volunteered to look into new pricing from the company the Ferndale Historical Museum uses and he will report back to the group.

The meeting was adjourned at 7:55 pm. Next meeting TBD.



Karen Breen-Bondie, President  
Carol Frederick, Vice President  
Michelle Delacourt, Second Vice President  
Darcey McLaughlin, Secretary  
Katrina Collins, Treasurer

## **Minutes**

### **Thursday, November 4, 2010**

A call to order was made by President Karen Breen-Bondie at 7:01 pm. The meeting was held at the Ferndale Historical Society.

Present: See sign in sheet.

Vice President's Report: Bill Frederick will continue to supply the luminary supplies to all block directors this year. Additionally, Carol Frederick has decided to step down as Vice President due to many other commitments. The VP seat will be vacant until the next election. Those present thanked Carol for her tireless efforts all these years.

Second Vice President's Report: Not present. President Breen-Bondie confirmed that Michelle will continue in her role. A discussion of our Beautification Awards ensued. Treasurer Collins indicated that monies were available now to purchase the past awards that had not yet been purchased. Garry Andrews has a company that will do a 3 line plaque for \$89.00. The 2005 Plaque needs to be awarded to 426 Maplehurst. A motion to purchase plaques in advance, 5 total to include the past due plaque was made by Carol Frederick and seconded by Diane Dengate. Motion passed.

Secretary's Report: Minutes for the November 2, 2009 meeting were presented and accepted.

Treasurer's Report. Treasurer Katrina Collins stated that there is currently \$4,206.06 in the bank. Last season \$3,745 was collected. \$3,400 is the average. 61% of households paid their dues and it was noted that Maplehurst did a great job. The Garage Sale made \$440 with \$120 in expenses, for a total profit of \$320.00. Some of the advertising was free. Thanks was given to Tiffani Gagne and Garry Andrews for their efforts. Individual block collection percentages were given to each of the block captains present.

Block Directors present took turns informing the group present of their various activities including Pat and Mike Omans, the new directors for Lower Maplehurst.

President Breen-Bondie informed the group that she too, also desires to step down from her position as President. The group thanked Karen for her 11 years as President and the excellent work that she has done. A Nominating Committee was formed and Darcey McLaughlin and Tiffani Gagne will participate and present a slate for election at the upcoming Annual Meeting. The date of March 24, 2011 was picked for the Annual Meeting and Darcey McLaughlin volunteered to secure a location, preferably the Roosevelt Elementary School Media Center. The Bylaws Committee consisting of Pat Dengate, Tom King and Carol Frederick will meet prior to Annual Meeting. New Officers should be voted in prior to making any bylaws changes.

Snow Removal services were discussed. Snow removal from December 15 through March 15 should continue @ \$800.00 per month. Motion to continue services with CJ Rasch for this year was made by Garry Andres and second by Stacey Helmer. Katrina Collins will contact CJ Rasch to authorize services for this year. Suggestions for improved service were discussed and Katrina will pass on to provider. Annual dues of \$15 were discussed. Those present did not feel the need to raise the price of dues this year.

Group discussed that Annual meeting should be held in October and that a Newsletter should be sent out prior to meeting to advertise to all households in the association. A Newsletter will be given to block directors prior to our March meeting of next year. Printing services were discussed. In an effort to not incur printing fees, Block Directors should be able to print enough to pass out to their neighbors, and Darcey McLaughlin offered to copy enough for those without the ability to print.

The meeting was adjourned at 8:07 pm. Next meeting is March, 24, 2011.



Karen Breen-Bondie, President  
Carol Frederick, Vice President  
Michelle Delacourt, Second Vice President  
Darcey McLaughlin, Secretary  
Katrina Collins, Treasurer

## **Annual Meeting Minutes Monday, March 28, 2011**

A **call to order** was made by President Karen Breen-Bondie at 7:04 pm. The meeting was held at Roosevelt Elementary School in the Media Center.

**Present:** See sign in sheet. A quorum was present.

**Guest Speaker:** Police Chief Tim Collins. Chief Collins updated those present on the state of the City and the Police Dept. Because of current budget constraints, the City has lost officers for the first time. However, Chief Collins noted that crime is stable in the City and went through some statistics. Chief Collins noted that a Neighborhood organization such as ours is different than a Neighborhood Watch group. He indicated that although our area does not have a current neighborhood watch group – that neighbors are really very good about calling the Police when they witness or suspect illegal activity. Chief Collins also informed the group that the Animal Control officer and department would be loss, but offered the good news that he believed that the County of Oakland would be providing those loss services at no extra cost to the City. There is an upcoming vote on a Headley override for the City and Chief Collins encouraged all present to please look at all the information carefully prior to making a decision on whether or not to support it. There is a lot of information on the Oakland County website. The City is currently preparing for 15-20% reductions because of budget constraints. Chief Collins presented until 7:36 pm.

**Annual Election:** Nominating Committee Co-Chairs Darcey McLaughlin and Tiffani Gagne presented the slate for the board and block directors up for election this year. There were no additional nominations from the floor. The slate consisted of the following: President, Garry Andrews and Darcey McLaughlin. Vice President, Stacey Helmer and Deb Sobolewski. Block Directors were: Upper Oakridge – Deb Sobolewski; Lower Oakridge – Jessica Gustke; Upper Woodland – Kerry Keener; Lower Woodland – Tiffani Gagne; Lower Lewiston – Scott Helmer. The candidates present were asked to present their background to the group. The nominating Co-chairs counted the ballots. Secretary Darcey McLaughlin reported that the Block Directors were unanimously voted in favor and that she had won the President seat and Stacey Helmer had won the Vice President seat.

**President's Report:** Among other business, Karen Breen-Bondie thanked everyone for their support over the past 8 years.

**Vice President's Report:** Carol Frederick also thanked everyone for their support over the years and gave a brief update. Luminaries provided by her husband Bill were wonderful this year and no block sale is scheduled at this time.

**Secretary's Report:** The minutes from the prior meeting of November 4, 2010 were reviewed and accepted with no changes.

**Treasurer's Report:** Katrina Collins presented and informed the group that all bills have been paid to date and that the group currently has \$3,750.00 in its account. She also reviewed the dues collection analysis and proposed budget for next year. No changes were made.

**Bylaws Review:** The Bylaws Committee consisting of Pat Dengate, Tom King, Carol Frederick & Tiffani Gagné presented the bylaws changes and answered all questions to the satisfaction of

the group. A motion to accept the proposed changes was made by Scott Helmer and seconded by Ruth Nybach. The motion passed.

**Block Director Updates:** There were no updates given.

**Elections:** There were no updates given.

***Old Business:***

**Snow Plowing Services:** Many expressed some displeasure with the quality of the snow removal services this year and many people agreed that there was just too much snow this year and that we certainly got our money's worth from the contractor. Everyone seemed to agree that the blade riding behind a tractor is not the optimal tool for use in our neighborhood. The Snow Removal Committee will be reinstated and present a new plan for next year. Snow services were approximately \$3500.00 this year. Diane Dengate motioned to form committee again and Scott Helmer seconded. Motion passed.

***New Business:***

**Service Recognition:** Darcey McLaughlin made a motion to thank Bill Frederick on behalf of the neighborhood for his work over many years on the luminaries and also to thank Karen Breen-Bondie and Carol Frederick for all their years of service to the WPIA.

**Next Board Meeting:** Thursday, May 12, 2011 was suggested.

The meeting was adjourned at 9:15. These minutes were taken and presented by Darcey McLaughlin.



Darcey McLaughlin, President  
Stacy Schaffer-Helmer, Vice President  
Karen Breen-Bondie, Secretary  
Katrina Collins, Treasurer

## **Board of Directors Meeting Minutes Tuesday, April 26, 2011**

A call to order was made by President Darcey McLaughlin at 7:31 pm. The meeting was hosted by our new VP, Stacy Schaffer-Helmer and her husband, Scott Helmer at their home at 224 W. Lewiston.

**Present:** See sign in sheet. There were enough people to equal a quorum (7=quorum).

**President's Report:** Darcey was interested in establishing committees due to the removal of the Second Vice President's position as was passed by passage of the new bylaws. She proposed the following standing committees:

1. Beautification Committee
2. Snow Removal Committee
3. Annual Picnic Committee
4. Nominating Committee

Karen Breen-Bondie moved to have above-mentioned committees established. Tiffani Gagné seconded. All voted in favor. Motion passed.

Darcey asked for suggestions for next year's annual meeting speaker. The mayor and fire chief were suggested as was having Police Captain Tim Collins back as his speech was well received.

**Vice President's Report:** Stacey Schaffer-Helmer suggested a Woodland Park Facebook group page. Karen Breen-Bondie indicated that one was created a few years ago. Darcey suggested that Stacey be added as an administrator. Karen agreed to same. It was questionable about using Facebook to advertise the annual picnic since the group is public and not by invitation only.

**Secretary's Report:** No report. Darcey did not bring the minutes from the prior meeting (3/28/11) to be read and accepted.

**Treasurer's Report:** None. Darcey did report that because we did not vote on the treasurer position, we need to accept nominations. Darcey nominated Katrina to remain in the position. No other nominations were accepted. Diane Dengate seconded. All voted in favor. Motion passed.

### ***Old Business:***

**Beautification Awards:** Garry Andrews reported that he can order plaques from Whitehall Products, as he does for the Historical Society. The size would be 19x14. Kerry Keener motioned to purchase 2005, 2011, 2013, 2015 and 2017 plaques. Tiffani Gagné seconded. All voted in favor. Motion passed. Garry indicated two plaques would cost \$280.30; five would cost \$688.65 plus shipping.

Darcey will determine if Michelle Delacourt (previous second vice president) is interested in continuing on in the capacity of committee chair. Garry Andrews and Stacey Helmer would like to be on the committee. It was suggested that the plaque for the 2005 winner be presented at the annual picnic.

**Snow Removal Committee:** Scott Helmer would like to remain as committee chair, Tom King and Bill Frederick were past members who may continue in that capacity. Kerry Keener was also interested in participating.

Garry indicated that Joe Rentz (575 W. Drayton) sent a letter to him about providing us with snow removal services. He is interested, has his own equipment and is insured. Garry passed the information along to Katrina. Scott indicated that the committee would meet and make a recommendation to the board by the fall.

**Annual Picnic:** Diane Dengate indicated that the annual party will held on the last day of school, Thursday, June 16 from 6pm - 9pm. The rain date will be Friday. She is checking into having a band perform at Scott Galloway's vacant lot at the corner of Maplehurst and Livernois. Chris Milosevich and Katrina are also on the committee. Katrina mentioned that notification will be distributed to all homes and blocks will be assigned which food types to bring, as in years' past and any additional information will be communicated in the flyer with contact information provided. Each family should bring drinks, chairs and a dish to pass. The committee will check with St. Luke's to find out about tables. They will try to get items donated such as hot dogs, sausages, buns, plates, condiments and utensils.

Tiffani Gagné moved to hold the 2011 WPIA Picnic on Thursday, June 16 from 6-9pm. Diane Dengate seconded. All voted in favor and motion passed.

Katrina moved to allot \$300 for the annual picnic. Diane Dengate seconded. All voted in favor and motion passed.

**Nominating Committee:** Needs volunteers. Will wait until the fall to move forward.

**Next Board Meeting:** The next board meeting will be held in the early fall.

The meeting was adjourned at 8:34 pm. These minutes were taken and presented by Karen Breen-Bondie.





Darcey McLaughlin, President  
Stacy Schaffer-Helmer, Vice President  
Karen Breen-Bondie, Secretary  
Katrina Collins, Treasurer

## **Board of Directors Meeting Minutes Monday, September 12, 2011**

A call to order was made by President Darcey McLaughlin at 7:40 pm. The meeting was hosted by President Darcey McLaughlin at her home at 241 W. Drayton.

**Present:** Katrina Collins, Karen Breen-Bondie, Stacy Schaffer-Helmer, Garry Andrews, Debbie Sobolewski, Pat and Mike Omans, Diane Dengate, Kerry Keener, Darcey McLaughlin.

**President's Report:** No formal report was given.

**Vice President's Report:** No formal report was given.

**Secretary's Report:** No formal report was given. The minutes from neither the March 28th annual meeting nor the April 26 board meeting were provided to read and accept by the board.

**Treasurer's Report:** Katrina reported that the current balance is \$4,510.18.

### ***Old Business:***

**Beautification Awards:** Garry Andrews reported that he ordered and received five 19" x 14" oval plaques from Whitehall Products for the years 2005, 2011, 2013, 2015 and 2017. The winner this year was Garry Andrews and Jeff Taylor's home at 446 W. Drayton. Darcey will get-together with Stacey, Garry and Jeff to arrange a formal presentation. The committee was unable to make a formal presentation to 2005's winner, Pam Cummings of 426 W. Maplehurst, at the block party but would like to contact her again to make the presentation.

Garry suggested that for the 2013 award, to have each block director nominate three to five homes on their block to the Beautification Award Committee. The Committee would then determine, from those nominations, which are qualified to be placed in a ballot box. One winner will be selected at random from the ballot box.

**Snow Plowing Committee:** Stacy Schaeffer-Helmer reported on Scott Helmer's behalf that Scott has begun the bidding process. The deadline for bids to be returned is October 15. She also mentioned that residents can place reflective flags or sticks in the ground to hopefully prevent sod from being torn up. Stacy said the newsletter should include a reminder that the cost to homeowners is only \$5 per month of dues. The time period will remain the same, i.e., mid-December through mid-March.

Pat Omans reported that a resident on her block, Rachel Cuschieri-Murray, was interested in participating on the snow plowing committee.

**Annual Picnic:** The success of the return of the annual block party was discussed. It was further suggested that the 2012 picnic should be held on the last day of school, which should be a Thursday. Holding the picnic on the weekend had not been favorable in the past as too many residents are out-of-town.

**Dues Collection:** Reviewed the timeline and process. Darcey suggested creating a template for all block directors to use that can be tweaked for any particular block director that wishes to do so. Karen Breen-Bondie reminded the board that a Word template exists, that there is a link

within the body of the [Block Director Guidelines](#) that are already on the WPIA website. The notices for dues collection should be distributed by Halloween. Dues will remain at \$15 for 2012.

**Neighborhood Garage Sale:** Garry Andrews and Tiffani Gagné, co-chairs of the garage sale, will organize the next garage sale to be held the third weekend of May, in conjunction with Pleasant Ridge's auction and rummage sale.

**Nominating Committee:** To be discussed at next meeting.

***New Business:***

**Communications Committee:** Darcey suggested the establishment of a communications committee of which Karen and Stacy would serve. This suggestion was met with acceptance and created.

**Annexation of Lower Lewiston** (south side between Pinecrest and Woodward): Stacy Helmer suggested the annexation of Lower Lewiston due the success of the block party and the awkwardness she experienced when neighbors asked if they could attend. A discussion ensued and Diane Dengate presented a motion to temporarily include the south side of Lower Lewiston in a bid for snow plowing services. Garry Andrews seconded. Further discussion was held. The motion passed unanimously. Darcey indicated that a formal vote will have to take place at the next annual meeting in the spring.

**Stories for Next Newsletter:** Compost and recycling, Facebook page (use as a source for compiling neighbors' comments and suggestions).

**Next Board Meeting:** The next board meeting will be in November.

The meeting was adjourned at 8:43 pm. These minutes were taken and presented by Karen Breen-Bondie.



Darcey McLaughlin, President  
Stacy Helmer, Vice President  
Karen Breen-Bondie, Secretary  
Katrina Collins, Treasurer

## **Board Meeting Minutes Tuesday, September 25, 2012**

A call to order was made by President Darcey McLaughlin at 7:30 pm. The meeting was held in at the Ferndale Historical Museum.

**Present:** Darcey McLaughlin, Debbie Sobolewski, Kerry Keener, Tiffani Gagne, Garry Andrews, Stacy Helmer, Katrina Collins, Pat Omans, Mike Omans, Diane Dengate, and Karen Breen-Bondie.

**Secretary's Report:** Karen Breen-Bondie presented the meeting minutes from the annual meeting on March 28, 2012. They were accepted as presented.

**Treasurer's Report:** Katrina Collins reported that the association's bank balance is \$6,313.61. The neighborhood block sale generated an unexpected \$157.50 in revenue. There were expenses of \$167 for the block party. There were also many donations.

**President's Report:** Darcey McLaughlin thanked Tiffani Gagne and Garry Andrews regarding the block sale's outcome, stating it would be nice to have a schedule for future block sales. Tiffani said she would like the sale to go back to an 18 month schedule.

Darcey also thanked the block party co-chairs and volunteers. Co-chairs were Chris Milosovich, Katrina Collins and Diane Dengate. A suggestion for bottled water, in the future, was made.

**Vice President's Report:** None given.

### ***Old Business:***

**Snow Plowing Committee:** A request for a motion was made by Darcey to continue with same plowing contractor at the same rate. Garry so moved and Pat Omans seconded. Motion passed with a unanimous vote in favor.

**Dues:** Discussion ensued concerning the amount collected for annual dues (\$15). Garry Andrews motioned to keep dues at the same amount. Tiffani Gagne seconded. Motion passed with a vote in favor.

**Beautification Award:** Garry Andrews informed that the next award will be given in 2013. He suggested that the block directors select homes and that the committee will select a winner from those selections randomly out of a hat and that the winner will be announced at the block party.

### ***New Business:***

**Block Director:** Sharon King has retired as Upper West Maplehurst block director. A request was made to send her a letter thanking her for her years of service.

**Nominating Committee:** Darcey suggested that a nominating committee be formed to handle the elections for the annual meeting in March. Tiffani and Garry volunteered to co-chair.

**Correspondence:** Darcey reported that she received a letter dated September 21, 2012 from an Upper Drayton resident regarding a rat infestation. The neighbor reached out to Laura at the

DPW who was not responsive. A suggestion was made to inform the neighborhood, via newsletter, of the county-wide problem. Discussion ensued regarding developing guidelines and warnings such as dog feces, wood piles, and bird feeders being an attractor.

Suggestions for including information in the next newsletter also included trimming trees, garbage, speeding, snow plowing reminder, and parking on street during leaf removal.

Stacy Helmer will produce the handouts for the next round of dues collections, including the benefits of providing us with your email address.

**Next Meeting:** March 2013, date to be determined; location: Ferndale Public Library

The meeting was adjourned at 8:25 pm. These minutes were taken and presented by Karen Breen-Bondie.



Darcey McLaughlin, President  
Stacy Helmer, Vice President  
Karen Breen-Bondie, Secretary  
Katrina Collins, Treasurer

## **Board Meeting Minutes Wednesday, March 27, 2013**

A call to order was made by President Darcey McLaughlin at 7:04 pm. The meeting was held in the Roosevelt Elementary gymnasium.

**Present:** See sign-in sheet.

**Guest Speaker:** Ferndale Police Chief Tim Collins gave a brief report on criminal activity in our area. Ferndale has experienced a drastic reduction since 2011. Detailed statistics are available on the FP website ([ferndalepolice.org](http://ferndalepolice.org)) and are kept up-to-date. There are also tips on how to keep safe on the site. The police department would like to institute an outlook program to Ferndale homeowners' associations and block groups. There is no formal program in place yet. The city council does not yet have anyone in place to assist in the facilitation but that may change.

The system of policing the community has changed drastically. They have gone from 8 hour to 12 hour shifts. It has helped place more police officers on the street. Crimes are occurring most often in rentals and closer to thoroughfares. There are presently 22 auxiliary police officers. They are not technically reserve police officers and are used mainly for vacation house checks.

The FP are working in conjunction with neighboring police departments to ensure safety. The state fair development is currently underway and the City of Detroit has been working with Ferndale on the development. Also, the department is trying to increase their Twitter involvement for the benefit of residents. Sgt. Brown is the Twitter specialist. There is also a regular column in the "Ferndale Friends" periodical.

Safety tips: Keep your home well lit, always lock your doors, keep a radio on. Report all suspected crimes.

**Guest Speakers:** Gary Meier, superintendent and Stephanie Hall, director of communications and data of Ferndale Public Schools gave a presentation on the student achievement progress the school district is making, how the bond money is being spent and the strategic planning process. Ferndale has been named the best community for music education in America for the third consecutive year. Gary attributed that achievement to the hard work of the staff and commended performers of the Sound of Music, the annual musical that recently concluded its run at FHS.

Stephanie Hall provided instruction on how to access information about the school district and distributed a packet of this year's activity based on weekly activities' articles. FPS is accessible through their website ([ferndaleschools.org](http://ferndaleschools.org)), Facebook, Twitter and a weekly eNews listserv ([fpsfanout@ferndaleschools.org](mailto:fpsfanout@ferndaleschools.org)).

Strategic planning is ongoing. Phase two is just beginning. The third phase will guide district into the future and impact direction of the district. The community can provide input. There will be four town meetings in the third phase. The dates and locations will be publicly advertised.

There are presently 356 (15%) students enrolled as Schools of Choice K-12 in the district. Per Oakland Intermediate Schools, 648 residents students who attend school out of district. For the

2013-14 school year, there will be a cap of 43 new Schools of Choice students. The prior year there were 80.

The administration and staff have been reviewing safety protocols and will soon be ready to roll that information out to parents as a result of the Sandy Hook Elementary School shooting. \$1.5M has been set aside for safety improvements including an electronic system (e.g., keypad entry, card swipe), retrofitting entrances, updating security cameras (access and monitoring). The plan will be finalized and installed in 2014.

Sixty percent of the FPS population is economically disadvantaged. Free and reduced lunch is used as a metric.

**Secretary's Report:** Karen Breen-Bondie read aloud the meeting minutes from September 25, 2012. They were accepted as presented.

**Treasurer's Report:** Katrina Collins reported that the association's bank balance is \$7,844. Seventy-four percent of the neighborhood had paid. Garry Andrews had 100% participation for Upper Drayton. She will communicate via email to block directors directly for any PayPal payments made.

**President's Report:** No formal report given.

**Vice President's Report:** None given.

***Old Business:***

**Snow Plowing Committee:** Kerry Keener reported that the snow removal went very well.

**Block Party:** Katrina reported that this year's block party will be held on the last day of school, Thursday, June 13. Water will be supplied by the Association. Details forthcoming in a flyer to be distributed via block director to all households.

**Beautification Award:** Garry Andrews reported that each block director will be provided 3-5 ballots to nominate homes on their block for the biennial beatification award. Plaques are being stored in Stacy and Scott Helmer's basement. The winner will be announced during the block party.

***New Business:***

**Voting:** A quorum of 20 was not present and an election was not held.

**Block Sale:** Garry reported that the block sale will take place this September 20th and 21st (rain dates 27th and 28th). Advertising will be placed in various newspapers, Craigs List and on Facebook. More info will follow.

**Next Meeting:** TBD

The meeting was adjourned at 8:15 pm. These minutes were taken and presented by Karen Breen-Bondie.



Darcey McLaughlin, President  
Stacy Helmer, Vice President  
Karen Breen-Bondie, Secretary  
Katrina Collins, Treasurer

## **Board Meeting Minutes Wednesday, September 18, 2013**

A call to order was made by President Darcey McLaughlin at 7:36 pm. The meeting was held in the Roosevelt Elementary Media Center.

**Present:** Darcey McLaughlin, Katrina Collins, Tim Collins, Jessica Gustke, Pat Omans, Mike Omans, Kerry Keener, Debbie Sobolewski, Diane Dengage and Karen Breen-Bondie

**Secretary's Report:** Meeting minutes from March 27, 2013 were accepted with corrections. Secretary Breen-Bondie gave a statement regarding the history of and apology for recent negative block director activity on Upper Drayton.

**Treasurer's Report:** Katrina Collins reported that the association's bank balance is \$7,693.69. Block party expenses were \$200.61.

**President's Report:** Formal thank yous were given to the Block Party committee: Chris Milosovich, Diane Dengage, and Katrina Collins for organizing such a wonderful event. Three interim block directors were named: Erika Amundsen and Stacey Tobar for Upper Drayton and Colleen Sweeney for Upper Maplehurst.

**Vice President's Report:** None given.

### ***Old Business:***

**Snow Plowing Committee:** Kerry Keener recommended that the association remain with Belbot Services. There is no fee increase (\$2,100/season or \$700/month from Dec 15 to March 15). Katrina moved to accept contract; Diane Dengate seconded. No discussion. Vote was unanimous and motion passed. Katrina also mentioned that Belbot cleared our sidewalks before December 15 last year and if we want to extend the contract date, it would be \$190.

**Dues:** Motion by Diane Dengate to keep dues at \$15 per year. Seconded by Pat Omans. Unanimously passed.

**Bylaws:** It was suggested that a bylaws committee be formed to review and reconsider items recommended for change, especially the quorum needed for the annual meeting since the previous annual meeting failed to have a quorum present. Pat Omans and Karen Breen-Bondie volunteered to review the 2011 bylaws and make recommendations for the next annual meeting.

**Beautification Committee:** The plaques are at Stacy Helmer's house. Next award will be in 2015. Suggestion to revisit guidelines. Discussion concerning the fact that two homes from the same block were selected consecutively.

**PayPal:** Katrina will notify block directors of online payments for their respective blocks.

**Luminary Supplies:** Bill Frederick will drop off supplies to block directors before Christmas. He will send out a reminder email before doing so.

**Block Sale:** Tiffani Gagne requested that block directors write down which neighbors are participating during the sale to track payment. If anyone is interested in helping, please let her know.

***New Business:***

**Signage:** Stacy Helmer suggested signage similar to election signage to serve as a reminder for upcoming neighborhood events: Annual meeting, block party, block sale. Deb Sobolewski volunteered to check on pricing; Darcey said she has a resource for fabrication and Stacy volunteered to design.

**Next Meeting:** Thursday, March, 27, 2014

The meeting was adjourned at 8:20 pm. These minutes were taken and presented by Karen Breen-Bondie.





Darcey McLaughlin, President  
Stacy Helmer, Vice President  
Karen Breen-Bondie, Secretary  
Katrina Collins, Treasurer

## **Annual Meeting Minutes Wednesday, April 2, 2014**

A call to order was made by President Darcey McLaughlin at 7:05 pm. The meeting was held in the Roosevelt Elementary Media Center.

**Present:** 20 total; see sign-in sheet.

**Secretary's Report:** Meeting minutes from September 18, 2013 were accepted as presented.

**Treasurer's Report:** Katrina Collins reported that the association's bank balance is \$7,713.52. 44 residents used PayPal online dues payment option. Total collected is at 67%, which is approximately \$100 less than last year.

**President's Report:** Darcey McLaughlin introduced interim co-block director for Upper Drayton, Erika Amundsen and Lizzy Hardy, interim block director of Lower South Lewiston, who were present, and mentioned Stacey Tobar, interim co-block director for Upper Drayton; in addition to Colleen Sweeney, interim block director for Upper Maplehurst.

Darcey reviewed the process undertaken to reinstate the association's 501c(4) status. A determination could be received as early as 90 days or up to 180 if further information is needed. Lizzy Hardy of 225 W. Lewiston, an attorney in attendance, offered to assist pro bono if needed.

**Vice President's Report:** See Signage, below.

### ***Old Business:***

**Snow Plowing Committee:** Kerry Keener mentioned that Belbot's equipment had broken down during the season and he had a crew out with non-motorized snowblowers. Belbot communicated throughout the season and was diligent in the service they provided. Both Carol Frederick and Deb Sobolewski recommended tipping Belbot. A motion was made to provide Belbot Services with a \$500 bonus for their excellent services during last winter's excessive snow by Debbie Sobolewski. Seconded by Stacy Helmer. No further discussion. Motion passed.

Belbot also mentioned that they may consider purchasing a heavy-duty brush for next year.

**Dues:** No update.

**Annual Block Party:** Thursday, June 12. Katrina Collins, Diane Dengate, Chris Milosovich will continue to chair the event.

**Bylaws:** Karen Breen-Bondie and Pat Omans presented revised bylaws. Everyone was given a copy to review. Karen Breen-Bondie made a motion to accept the bylaws as presented. Mike Omans seconded. Pat Omans questioned the mention of "debt" in the bylaws and wondered if that referenced borrowing money. No further discussion. Motion passed.

**Block Sale:** A motion was made by Carol Frederick that the block sale expenses come out of the general fund versus collecting from participating households, the total of which should not exceed \$100. Debbie Sobolewski seconded. No further discussion. Motion passed.

***New Business:***

**Elections:** The current slate and the new and existing block director slates were presented for election. There were no additional nominations from the floor for either the executive committee or block directors. Motion was made by Carol Frederick to accept the executive slate as presented. John Boag seconded. No discussion. Motion passed. A motion to accept the block director slate was accepted as presented by Darcey McLaughlin and seconded by Diane Dengate. There was no further discussion. Motion passed.

Diane Dengate seconded. No discussion. Motion passed.

**Safety Update:** Katrina reported that our neighborhood is the safest part of Ferndale. An app has been created and in effect for about one month. It posts, in real time, crimes in Ferndale. There has been a marked decrease in break ins. There was a homicide in January and the suspect were apprehended within 24 hours

**Signage:** Stacy Helmer presented a detailed handout outlining the design, wording, size and prices of the signage was distributed. They would be similar to political signs. A suggestion of two weeks prior to events (Annual Block Picnic, Neighborhood Yard Sale) take place. A rain date bumper sticker could be added.

A motion was made to accept the design of the signage by Karen Breen-Bondie. Stacy Helmer seconded. No discussion. Motion passed.

A motion was made to fund the signage, the cost of which should not exceed \$500 by Diane Dengate. Carol Frederick and Stacy Helmer both seconded the motion. No further discussion. Motion passed.

**2015 Nominating Committee:** Darcey McLaughlin inquired if anyone present was interested in serving on the nominating committee to let her know, otherwise it will be tabled until the next meeting.

**2015 Beautification Committee:** Stacy Helmer will be looking for additional committee persons to serve on the committee. Erika Amundsen offered to serve.

**Miscellaneous:** The city has a new website called ferndalemoves.com. Please offer your comments and suggestions regarding speed bumps and signage.

**Next Meeting:** Executive Board Meeting, Thursday, May 15th, location TBD. Next annual meeting will be in March 2015.

The meeting was adjourned at 8:12 pm. These minutes were taken and presented by Karen Breen-Bondie.