



Meadowbrook Messenger

A publication of the Meadowbrook Park
Homeowners Association
Flushing, Michigan
Fall 2024

Annual Meeting Notice Information

This meeting is the opportunity for property owners to voice their concerns, discuss the financial issues, and vote for Board members. In accordance with our Articles of Incorporation, the Bylaws of the Association and the amended and Restated Declaration of Covenants and Restrictions as recorded in Genesee County. This newsletter contains the information, that in the past, was delivered separately. Please see additional information on page 2 of this newsletter.

We will have an open nominations period at the beginning of the meeting and we plan to have the vote near the end of the meeting. If you are willing to be on the board or have any questions, please let us know via email at meadowbrookparkhoa@gmail.com and we can answer any questions you may have.

Our board only meets a few times a year – we are not asking for a huge time commitment.

We are still in need of neighbors to serve on the welcoming committee and the special events committee.

To entice people to attend, those in attendance will receive a ticket to be entered into a drawing at the end of the meeting to receive their HOA dues paid for the 2025 year!

Looking forward to seeing you on December 11th!

Come And Join Us For The

ANNUAL MEADOWBROOK PARK HOA MEETING

12/11/2024 @ FLUSHING MIDDLE
SCHOOL CAFETERIA

This meeting is the opportunity for property owners to voice their concerns, discuss the financial issues, and vote for Board members. In accordance with our Articles of Incorporation, the Bylaws of the Association and the amended and Restated Declaration of Covenants and Restrictions** as recorded in Genesee County.

MEETING TIME : 7:00 PM

Christmas Spirit

Changes are coming to our Holiday Lights Contest! The past few years we have had some EXCELLENT displays of Christmas Lights! We will be adding every home in the neighborhood with any type of Christmas decorations (ie. Wreath) to a drawing to get more people a chance at winning. We will draw the winners days before the holiday! Looking forward to seeing our neighborhood festive!



Visit and Follow our Facebook Page: **Meadowbrook Park Neighborhood HOA**
and Website: **meadowbrookparkhoa.com**

If you are already connected with us—invite your neighbors to follow!

Our Current Board of Officers

Zach Brandel, President
Brent Zook, Vice President
Jenifer Almassy, Secretary
Barb Bowman, Treasurer
Matthew Rowland, Board Trustee
Dan Bowman, Board Trustee

Nominating Rules & Guidelines

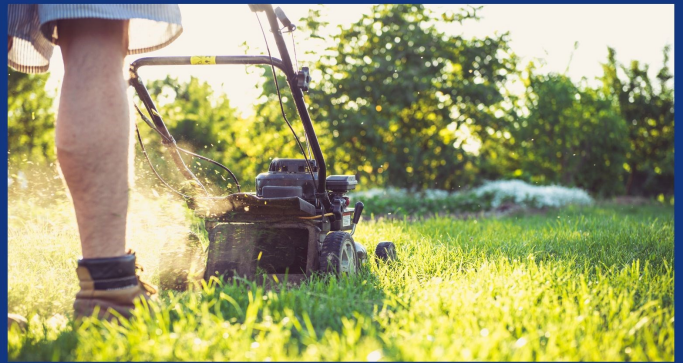
Please consider being on the Board for a year or two. We know everyone is busy, and it does not take a lot of time to be a member. It is needed to keep a variety of voices on the issues that impact the neighborhood.

Rules

- Submit only one nomination ballot per household.
- Nominations will be taken at the meeting.
- Terms are for only one year at a time.

Guidelines

- Before nominating a candidate for an important office in our association, the board recommends that you consider the following:
- How well do you know the nominee?
- Will the nominee represent the entire community objectively?
- Is the nominee willing to serve if elected?
- Is the nominee available to attend the quarterly Board of Directors meetings as deemed necessary to conduct the business of the association?



Please clean up your grass clippings in the road when you mow to keep them out of the drain entries. Those road drains flow directly into the Boman Drain behind Meadowbrook Park Neighborhood and we are being charged to clean it out.

Yard waste can be put in brown yard waste bags or in 30 gal containers with large X or clearly marked **yard waste**. Branches are to be no more than (2) two inches in diameter, no longer than (4) four feet in length, and must be bundled/tied with rope or twine. Bundles and containers must weigh less than 50 pounds. No tree stumps or trunks are accepted. No compost will be accepted in plastic bags.

The last pick up will be **Nov. 25, 2024!**

Don't wait too long to pick up fall leaves! Service will start again next April.

Remember to always submit building requests BEFORE projects —forms can be found on meadowbrookparkhoa.com

Neighborhood Updates and Requests

Sign Concerns

This fall we had someone turning off the power to the entrance sign on multiple occasions. We placed a lock on the box and have not had a problem again.

New Neighbors

Welcome to our many new neighbors! We hope you are getting out and meeting those closest to you—and we look forward to meeting you at our annual meeting in December!

Boman Drain Cleaning Update

Unfortunately very little was cleaned out. The original company that won the bid from the county was not able to perform the work. It was sent out again for bids and were all 5 times more money so they were only able to clean out about 100 ft of the 1300 ft that need cleaning. Please do your part and do not let grass, leaves, garbage go into the road drains.



Flushing Township Information

Most Flushing Township information can be found on the Township website



Flushing Township
Code of Ordinances

flushingtownship.org

This includes the Flushing Township Zoning and Code Enforcement, garbage

and recycling schedule, how to get a free dump pass, tax and fee information, parks & recreation information, and so much more!



We Need You!

Want to be more involved in the neighborhood where you live and get to know your neighbors? The HOA is a great opportunity for those that have opinions on what can be done to improve our neighborhood! While the HOA helps to maintain property value and quality of life, it also allows you to give back to the community you live in. A big bonus is that it allows you to meet your neighbors and make friends. We need new or old neighbors like "You" to step up and get involved!


We need people willing to work in the different committees—particularly the Special Events and the Welcoming Committees! In addition, we lost our neighborhood attorney and are in need once again.

Looking forward to serving with you!

Please reach out via email at meadowbrookparkhoa@gmail.com



**Important Information
inside from your
subdivision association
Regarding Annual Meeting!**


MEADOWBROOK PARK
HOMEOWNERS ASSOCIATION
P.O. Box 613
Flushing, MI 48433