

SGHA Membership has its Benefits

There are many benefits available to Sylvan Glen Homeowner Association members. While each benefit is attractive to someone, it would be unusual for ALL of the benefits to appeal to any one member. This is not a requirement. You do not need to enjoy ALL of the benefits to receive PLENTY of value. Most members are easily able to find one or more benefits that offer significant value to them, value well above the small (\$30) contribution requested annually.

SGHA membership is open to homeowners of all national origins, ethnicities, racial groups, religions, occupations, and political beliefs. It is open to all homeowners within the square mile bounded by Square Lake and Long Lake Roads and Livernois and Rochester Road. No matter how long you have lived in your home, from over 40 years to less than 40 minutes, you are eligible to join the SGHA.

SGHA Benefits

Greater than average property appreciation. Let's start with the bottom line. SGHA provides the structure for active community involvement and neighborhood cohesion. This environment translates into a desirable place to live and greater home market appreciation. After factoring out differences in size, something of great interest to SGHA members appeared. In 2000, Troy's average home sold for 4.2% more than in 1999. Pretty good. In the neighborhoods represented by the SGHA, the *average home* increased from 13.5% during the same time period. Over nine-percentage points (9.3%) better! If nothing else, having an SGHA home generated an additional \$20,975 (9.3% of the average 1999 SGHA home selling price of \$225,546) of appreciation in ONE YEAR over the average Troy home. Not bad for a \$30 membership contribution investment! This *alone* should be enough to convince you to renew your membership. But wait...there's more!

Newsletter *The Sylvan Glen Pen* lets you know what will affect you, your family, and home. Upcoming rezoning proposals, city council shenanigans, calendar of events, etc. are published for SGHA members 4 to 8 times a year.

Directory of your neighbors' names, addresses, and phone numbers is published annually, packed with information to help your family and home flourish.

Website New this year, the website lists (or will list soon) contact information, deed restrictions, updated calendar, free want ads for members, links to the city and more. See www.sgha.freeservers.com.

Deed restrictions reminders for those who don't know better and enforcement for those who do. This benefit becomes valuable to you when your neighbor will not move his junk car or decides to put a satellite dish in his front yard. (Note: you have to call us

though, to *let us know* about these activities ASAP. We are volunteers. We are not omniscient!)

COTHA Representation - The Council of Troy Homeowners Associations provides some of the latest information on what's happening in Troy, as well as providing a visual forum for communicating community concerns to the City.

City of Troy representation – When it's an issue too big for an individual and too small for COTHA, using the SGHA's muscle to get action from the City on your behalf is an option for SGHA members. Some examples of this include city code enforcement when the city has stopped responding, rejection of large store rezoning proposals, negotiating condominium proposals to cover existing wetlands with cement so the water can leak into your basement instead of staying in the wetlands, etc.

Sponsorship of social groups and activities - Your participation is optional. This is probably the one benefit that no one uses 100% but if you could use a children's play group, want to participate in the neighborhood garage sale, or enjoy the annual dinner dance, then this benefit may have a lot of value for you. It is interesting to note that for the year ending August 31, 2001, the total cost to the SGHA for all of these events was *under \$300*. Obviously, this is NOT the lion's share of your membership contribution.

Common grounds maintenance – THIS is the most expensive item in the SGHA budget. The total cost of mowing twelve cul-de-sac islands and landscaping three entryways adds up quickly! It took time for the entryway landscaping to come together in order to do it right. By the way, if you would like to help with the common grounds this year, contact **Laurie Mazur 879-7169** or **Sandy Unsworth 879-2611**. They will be able to tell you when the next group grounds keeping session will be or suggest an individual effort you may be comfortable volunteering. You can volunteer to help next year by checking off the appropriate area of your membership application.

Real estate agents - Quick communication with these professionals and mortgage company and title insurance company researchers when you are selling or refinancing your home. They usually want to know if your dues have been paid and what is permitted under the deed restrictions.

Association with the largest non-mandatory homeowners association in Troy, i.e. where membership is voluntary and dues are not assessed against your house. Did you know that other homeowners associations in Troy have mandatory dues of \$125 to \$550 per year?! Did you know that they also file liens against the homeowner's property when the homeowners don't pay on time?! Your association with the SGHA says you CARE about your family, home, neighborhood, and community and back those intentions with a small \$30 annual membership contribution and maybe some volunteer time.

Other benefits – Many smaller but still important activities happen because of your contributions. **Welcoming** your New Neighbors to the SGHA community by the

Block Captains, the delivery of **congratulations or condolences** to neighbors at the appropriate milestones in their lives, **negotiating group discounts** for common purchases such as lawn care or home repair. Overall, your membership contribution is needed to continue to work on projects like the entryways' improvement (don't they look 1000X better?), the website development, (we are one of the first 5 homeowners associations in Troy to have one up!), and fighting the developers of Shady Creek North Condominiums from building condo's in the Shady Creek wetlands without realistic plans for keeping the wetlands water out of our basements. We are determined but need your support. Will you please make out your check to SGHA today?