



**March
2025**

February Board Updates

Reminder: the April 2025 Supplemental Assessment of \$2500 is due April 1st.

Checks (incl. unit number) are payable to:
Blue Heron Pointe Condominium
PO Box 21217
Lansing, MI 48909-1217

This Assessment is associated with the 10-year plan established in 2022 to update a 30+ year old complex.

The detailed plan for future roofing and roads will be presented at a Town Hall in early June (date TBD). It will provide an opportunity for questions about these last capital projects committed in 2022. Stay tuned for a formal invite.

Wood repair, painting, and arborvitae replacement will commence in April as weather permits.

The 2025 BHP Annual Meeting has been **rescheduled** to September 17th.

Selling your Condo?

Please remember to share Compass contacts numbers with your Realtor and Title Company to ensure Bylaws and other important information is shared with buyers. Compass will communicate directly as required and provide all required documentation.

Well Has Been Fixed!

As many homeowners have noted, the lake has experienced lower water levels. Levels were known to be impacted by natural evaporation in the summer heat and irrigation of the landscape, but proactive action was needed!

Last summer, the Board reduced the sprinkler cycles to reduce overwatering. In addition to reducing water usage, it improved the landscape!

In late 2024, the Board had the well inspected. The vendor confirmed that it was no longer functioning properly. The well was repaired this month, and it is now working at full capacity!

Water levels are slowly starting to rise. If there is still a problem after a few months of monitoring, a second well may be pursued to keep water levels high through the late summer months.



Lake Season Coming Up!

April 1st starts the summer season at BHP so plan to return your boat and take out your deck furniture if you chose to bring it in this winter. Finally!

Rules & Regulation Compliance

Compass has the primary responsibility to ensure compliance with BHP Bylaws, Rules and Regulations and will conduct weekly "walk arounds" to identify any violations.

If a Homeowner should observe a violation, contact Compass with specifics to pursue compliance.

Maintenance/ Architectural Changes

Exterior modifications, including paint/stain colors and window/door replacements require prior approval from the Board. Complete an online request on the Compass website. Once complete per instructions, approval typically occurs within a few days. See Rules/Regs in Section I, and the Compass website.

Fire Tables / Bowls Allowed

After so many homeowner requests, did you know that the latest Rules/Reg's (Section II B, page 4) enables the use of fire tables and bowls on the patio/deck?

There are strict rules on acceptable power sources, allowable locations for usage, requirements to follow manufacturer's instructions, and the need to follow Northville Township Fire Department Regulations for multifamily dwellings that can be found on their website.

External Lighting Info

Did you know that the Association replaces porch lights when needed. Contact Pat Williams or Gary Beger (Bluffs).

Ground level lighting may be added for the purpose of illuminating walking areas, decks, lakeside, and stairs. Lighting should face downward, so it does not shine into neighbor's windows. Fixtures cannot be attached to the building.

Only warm light bulbs are allowed and must meet specs. Solar and motion detected lights are also allowed.

Detailed specifications can be found in Rules/Regulations, Section H on page 6.

Looking for a new boat?



Many homeowners have expressed difficulty finding a boat that meets BHP regulations. Wilson Marine in Wixom has a new model available that can be seen in their showroom. See Rules/Reg Section VII E on page 9 for details.

Submit a Newsletter Article!

Ideas to share with homeowners:

- Introductions to you/your family
- Condo remodeling highlights
- BHP pics or events
- Volunteer opportunities
- Vacation Highlights
- Personal condo or boat sales listing

Submit a brief article/pictures monthly by the 15th to sgarbarz01@gmail.com.

Activities

Summer Food Trucks (Wed)

May 14th – Tim's Gourmet Sliders
 June 11th – Slows BBQ
 July 16th – Pablo's Tacos
 Aug 13th – Fortune Cookie
 Sept 10th – Tim's Gourmet Sliders

ABC Nights (Wed 6-8pm)

May 28
 June 18
 July 30
 August 27
 September 17

ABC means:

▲-appetizer, main dish or dessert
 ■-beverage of your choice
 ●-chair



Tuesday, June 3rd, 7-9pm – Trivia Night

Pull together 2-6 neighbors and join at the Pavillion for a fun night. Bring drinks and snacks/dessert for your table (optional)

Contact dbomz23@gmail.com or sgarbarz01@gmail.com to reserve a spot!

Dale Hicks Band – Sat, June 28

Grab a chair and beverage and join a BHP private event at 7pm with this local 60's and 70's band that has been playing in Northville and Plymouth for 40+ years! There is a cost per person, determined by the number of attendees (we hope to keep the cost to \$25 per person). Email Susan Lee with the number attending at susanlee01@att.net.

Crystal Clear Window Cleaning

Blue Heron Pointe is scheduled for two Saturdays, May 10th and 17th.



Contact Crystal Clear Window Cleaning to make your appointment:

Phone or text: 586-504-0498

Email: gwindowman@gmail.com

Prices are the same as last year:

\$160 for interior and exterior windows (including screens and tracks)

\$120 for exterior only

\$ 10 for each coach light

\$ 25 for each middle units shared large coach light

March/April in the Ville....

Wine Fest, April 4th, 6-9pm
 at Northville Square.



Maybury Farm Events:

- **Making Maple Syrup Tours**, Saturday and Sundays in March.
- **"Eggstravaganza"**, Sat, Apr 12, 12-1
- **Seasonal Opening**, April 15th.

Spring Fever in the Park, Apr 3 – May 5 at Kellogg park in Plymouth.

Marquis Theatre – There are several upcoming events at:
northvillemarquis.com/events.

Send BHP event ideas to Kathi Price at kprice1957@gmail.com.

Homeowner Directory Updates

Update Compass via a call or the website when there is a change of phone number or email.

Make sure to use the most recent copy of the directory included in the binder sent out earlier this year. The small booklets have become outdated.

Interim updates will be provided in future newsletters for you to make changes to your printed copy.

Trash Schedule

Trash: Every Wednesday

Recycling: Alternating Fridays (3/28, 4/11, 4/25)

Spring Yard Waste: TBD

Next holiday 1 day delay: Memorial Day

Board Recommended Contractor

Contact Zimmer Contracting for home remodeling, deck replacements, and even small maintenance projects:

Phil Zimmer, Zimmer Contracting LLC

248-444-1610

Zimmer.j.Philip@gmail.com

Compass can also provide contractors upon request. They have a strong bench of companies they work with.

For help with simple jobs, contact resident Phil Dennis at ppdennis2@yahoo.com to see if the Aid Brigade can assist.

Compass Contact Information

For homeowner requests and issues:

Phone: (734) 582-9603

Website: www.compass-pm.com

Online Portal:

<https://compassmanagement.appfolio.com/>

Free Waste Containers!!!!

Submit a maintenance request with Compass to order a FREE Waste container to eliminate birds and animals from breaking into garbage bags and scattering trash.

Check out the Library

The library is located at the entrance to Blue Heron Pointe Dr.



myblueheronpointe.com

Find the event calendar, Board meeting minutes, past newsletters, governing documents, and the directory on the Resident tab.

Newsletter Feedback

Drop a note, share a BHP picture, or provide general feedback at sgarbarz01@gmail.com.

Sharon Garbarz
BHP Board Secretary

