

Disclaimer from the Board of the Oakwood Meadows Homeowners Association (OMHOA)

Please be advised that the Board of the Oakwood Meadows Homeowners Association (OMHOA) has no authority or control over the proposed road improvement process. The roads within our community fall under the jurisdiction of Green Oak Township and Livingston County. All work will be performed by the Livingston County Road Commission and/or contractors selected at their discretion.

The OMHOA Board has no influence over the timeline, construction methods, materials used, or any other aspects of the road project. The bond process will be administered solely by Green Oak Township. Cost estimates provided to homeowners are based on engineering assessments supplied by Livingston County and communicated directly by the Township.

In the event of a successful vote and subsequent petition, Green Oak Township will issue and sell the bond. This financial obligation will be applied to individual homeowners via a special assessment on property taxes and will constitute a direct and binding agreement between the Township and the individual property owners. The OMHOA Board will not be a party to this agreement and will not have any decision-making role in its execution.

The OMHOA Board is actively communicating with Green Oak Township and Livingston County to obtain and disseminate accurate information to our membership. While we are committed to transparency and to assisting homeowners in understanding the process, we emphasize that the Board is not responsible for the final terms or execution of the project. Please note that OMHOA makes no guarantees regarding the accuracy, completeness, or timeliness of the information provided and shall not be held liable for any errors, omissions, or misinterpretations.

The Board will facilitate the community vote, report the results, and distribute the petition if necessary. We remain available to assist residents in obtaining answers to any additional questions they may have.

The Vote

Q: Is the ballot due on June 1st with the dues?

A: No. We would prefer that you mail your ballot back with your dues on June 1st, but the final tally will be on August 4th. If you choose to wait, please have your ballot in the mail no later than July 24th so we can count it at the August 4th meeting. You're also welcome to attend the meeting in August 4th and deliver your ballot in person. However, if you do choose to hold your ballot beyond the dues deadline, please expect a visit from a board member to confirm you will indeed be voting. This ballot is too important to skip!

Q: Someone stopped by my house and asked for my opinion. Do I still need to return the ballot?

A: Yes. There are some residents who are very passionate about this topic and are knocking on doors to try to garner support. While we appreciate their support, their efforts are *not* officially tied to the results we must report to the township. **We need your ballot.**

Q: How many houses must approve to move forward?

A: 61% of the affected 96 for a total of 59 homes.

Q: What is the process after the vote is tallied?

A: This vote proves to the township that we have sufficient interest to kickoff the formal petition process. The township will create a petition that will be circulated to the homes for final approval.

The Bond

Q: Can each house choose their bond length?

A: No, the township takes a single bond for the roads. We expect the formal petition will include a vote for bond length with majority rule.

Q: Can residents pay a lump sum to avoid the bond and interest?

A: Yes. Once the bond is approved, there is a period of time before the sale of the bond where residents can make a lump sum payment to avoid a bond on their property and subsequent interest payment.

Q: Can the bond be paid early?

A: Yes, at any time.

Q: How much will this cost me?

A: The project total is \$12,116.56 per home. This would be the lump sum cost and cheapest option.

- A 10 year bond would cost residents \$16,462.50 over the full period. This would be a monthly increase of \$137.19 to your taxes.

- A 15 year bond would cost residents \$18,713.25 over the full period. This would be a monthly increase of \$103.96 to your taxes.

- Note that the neighborhood will vote on a single bond length - it will be 10 OR 15 for EVERY home.

Q: How do I pay this?

A: You may choose a lump sum payment before the bond is sold, or the bond will be applied to your property taxes for the chosen duration. It's no different than a police or school bond.

Q: What if I move before the bond is paid? What if I plan to move soon?

A: The bond can be transferred to the purchaser of your property.

Q: Can the bond increase after it's set by the township?

A: No! The bond amount will not increase after it's finalized by the township.

Q: Why don't my dues cover the roads?

A: The \$160/year that homeowners pay covers pond and park maintenance, without much else. Please see the budget for details.

Q: Why don't my taxes cover the roads?

A: We have very low taxes in Green Oak Township and Livingston County relative to surrounding areas. The taxes do not cover minor residential streets, as the government is instead focused on repairing the larger roads that hold significantly more traffic.

The Roads

Q: How long are the new roads expected to last?

A: The current roads are the original roads - 50 years old. They should far outlive the duration of any bond we take.

Q: If the roads keep getting worse won't the county have to fix them?

A: No. We've been told directly that there is no scenario where our roads are replaced for free. We've been told that we will have dirt roads before our roads are replaced without our contribution.

Q: Does Country Lanes contribute to the cost since they drive on our roads?

A: No. The bond is split amongst residents who have frontage on the roads being repaired, not against any who may drive on them. This is standard practice and there is no mechanism to ask Country Lane residents to contribute.

Q: What's in it for me?

A: Our poor road condition has the following negative consequences you should consider:

- Wear and tear on your vehicles
- Safety concerns for residents walking and biking.
- Health concerns if continued degradation does lead to dirt roads as dust and dirt enters the air from vehicle traffic.
- Appearance of an old, worn-down neighborhood. This will impact your property values when it comes time to sell.

Q: Why this year?

A: The board has approached the township with this topic multiple times over the last 20 years. The township and county engineering do studies to determine the work required and cost, which we've chosen to decline each time. The township has told us that this is the last time they're going to do this for us. Additionally, we've been told that costs are frozen from 2023. This is the cheapest option we have - delaying will only lead to increased construction costs.