

Crystal Springs Property Owner's Association

Newsletter – Winter 2020

Crystal Springs Property Owner's Association (CSPOA) is a Michigan Not-For-Profit corporation. Section 1.03 of the bylaws defines the purpose of the association as well as defining the duties, responsibilities, limitations and authority of the board. The corporation is organized to consistently manage and maintain association property, to enforce covenants in the Declaration of Residential Use Restrictions, and to advance collective common interests of the residents of the development. Section 2.04 defines association property as all real and personal property owned by the association for the common use and enjoyment of the members. The association owned property consists of the seven entrances. Two each off of 68th and 76th streets, Penncross Ave. off of Kalamazoo Ave. and Crystal Springs Blvd. east and west off of Kalamazoo Ave., including the two gazebos and the pond within Crystal Springs Blvd. to the east. Section 8.02 defines the duties of the board of directors: cause to be kept a complete record of all its acts, supervise all officers, agents and employees (we have no employees), fix the amount of the annual dues, issue notice of assessments, maintain the property, provide for insurance, pay all taxes, enforce the restrictions and obligation imposed upon owners of lots and units

COMMERCIAL PROPERTY

The last lot is under construction on the east side of Kalamazoo Avenue. The board will assess the landscaping needs for the east

side entrance, as was done on the west side in 2018, after they are finished and have completed their landscaping.

ENTRANCE MAINTENANCE

The CSPOA board received quotes on some much-needed brick work at most of the entrances. This work will begin soon. The board will evaluate the need to repaint after this work is completed.

GOLF COURSE PROPERTY

It is understandable that the golf course is very appealing to use as a public park in all seasons. Jogging, walking, running, dog walking all appears to be innocent uses however they are not. There are over two thousand residents in Crystal Springs. You can imagine the chaos if there were no restrictions put into place regarding the use of this property. Most importantly it is private property. You may not be on the property unless you are a registered golfer. There are no exceptions. Here is an interesting and important piece of information for homes that border the golf course. As recorded with Kent County, "It is understood and agreed that the lots are subject to an easement... immediately adjacent to the golf course, in which golfers are permitted to retrieve golf balls. Lot owners shall not do anything to obstruct or interfere with those rights."

KENT COUNTY SHERRIFF'S OFFICE APP

If you have not already downloaded the App for the Kent County Sherriff's Office do so soon. It has up to date information for happenings in and around Crystal Springs.

Jason VanderMoelen is the community officer for Crystal Springs. He can be reached at 632-6490. Contact Jason for neighborhood concerns relating to speeding, sidewalk clearing (public roads) and parked cars (public roads).

MAILBOXES

Per the Crystal Springs Residential Use Restrictions, the board of directors determine the location, color, size, design, lettering, and all other permitted particulars of all mail or paper delivery boxes, and standards and brackets and name signs for such boxes.

Each individual association is responsible for enforcing this restriction and setting the standard for their approved mailbox in their area. Some have elected to and some have not.

If you have any questions on this, please contact your board member.



The CSPOA board recently approved a less expensive model as the approved style. The cost for the box with installation is \$278.37. Contact Huyser Property Management if you are in need a new one.

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Crystal Springs Property Owner's Association (745 members)

President - Bill Gill
crystalspringswest@gmail.com

Each of the 7 associations within Crystal Springs has a representative that sits on this board. It is not always the president.

The board meets quarterly and holds an annual meeting each April for all residents to attend.

Crystal View Villa Association (79 members)

President – Brenda Stevens
bstevens@greenridge.com

Responsibilities: Maintain the private roads & common area

The board meets quarterly and holds an annual meeting each year.

Fairways Homeowners' Assn. (55 members)

President – Todd Rogers
trogers@tcrtk.com

Responsibilities: Maintain the playground & common area

The board meets as needed.

Fountain View Villa Association (69 members)

President – Ed Yezic
edyezic@yahoo.com

Responsibilities: Maintain the private roads & common area

The meets quarterly and holds 2 resident meetings per year at FireRock Grill.

The Greens of Crystal Springs (42 members)

President – Ken Hulst
hulstracy@yahoo.com

Responsibilities: Maintain the private roads & playground

The Heathers Homeowner's Assn. (49 members)

President – Chris Melton
christopher.m.melton@gmail.com

Responsibilities: Maintain the private roads & common area

The Village Homeowner's Assn. (104 members)

President – Cheri Kleynenberg
cheriscatering@comcast.net

Responsibilities: Maintain the playground & common area

The board meets as needed

Wexford Villa Association (40 members)

President – Joan Tolley
jmtolley1@gmail.com

Responsibilities: Maintain private roads & common area

2020 Association Dues

CSPOA dues for 2020 are \$165.00 for the year. Look for it in your mailbox soon. Payments are due by 2.29.2020 Each of the 7 association's listed have their own budgets with related dues. Please do not combine your payments.



An automatic draft form can be found on the website under the Resident Only section for you to fill out and send to Huyser Property Management. This will authorize them to withdraw the funds directly from your bank account.

HUYSER PROPERTY MANAGEMENT

The daily administrative and financial activity of CSPOA is handled by Bonnie Huyser of Huyser Property Management. Bonnie is your first contact for financial matters, address changes, new neighbors, lien releases, copies of the rules and regulations etc., Bonnie is best reached at her office 656-0197 or bonnie@huyserpropertymanagement.com.

**Website for Crystal
Springs**
crystalspringsinfo.com

Save the Date:

CSPOA Annual Meeting
Tuesday, April 21
FireRock Grill
7:00 PM