

PARKSIDE PRESERVE OF THE NORTH

Winter 2025 / Newsletter

BOARD MEMBERS

Anissa Ellis – President
Chauncey Doud – Vice President
Bret Bergeron - Treasurer
Katina Boothe – Secretary
Alex Perzyk – Member At Large

PROPERTY MANAGEMENT

KC Property Services, LLC
Office 248-586-9700. For emergencies during non-business hours please follow the phone system prompts.

For City Streets, Street Signs, Sewers and Snow Plowing please contact the City of Pontiac, (248)758-3000.

You may also report issues at:
<https://bsaonline.com/CitizensRequestForm/Action/Submit?uid=825>

UNDERSTANDING SNOW REMOVAL & PLOWING SERVICES

As we enter the winter season, we want to clarify the process for snow removal within the Parkside Preserve of the North community.

It is important for all residents to understand that the primary snow removal service for our streets is provided by the City of Pontiac. They are responsible for clearing all public streets within our community. The city operates based on its own snow emergency criteria and schedule, which is determined by snowfall amounts and overall municipal priorities. The HOA has no control over the city's timing.

If you have a complaint or concern regarding snow services please contact the City of Pontiac at (248) 758 – 3000.

HOA's snow removal backup service: Ace Outdoor Services

The HOA has proactively contracted with Ace Outdoor Services to act as a *supplemental backup* vendor. Ace Outdoor Services is *not* intended to replace the City of Pontiac's service. Their role is to step in when the city's service is deemed insufficient or unreasonably delayed and the condition of the streets presents a safety hazard to residents.

Be patient: Immediately following a snowfall, please expect a delay as the City of Pontiac deploys its resources across the municipality.

Parking: Please ensure all vehicles are parked in driveways and garages during major snow events to allow both city and backup plows clear access to the areas.

THE HOA IS NOW PAPERLESS!

Emails have been sent to all residents with a google form to complete with update contact information. This will also help us to improve our carbon footprint. Please [CLICK HERE](#) to update your contact information if you have not already done so.

EXTERIOR MODIFICATIONS REQUIRED BOARD APPROVAL

Modifications to your property that include, but are not limited to paint, roof, decks, patios, and driveways. All must be submitted for review and approval by the HOA prior to construction/installation. The request must include the nature, kind, shape, height, materials, and location on the Lot of such structure or improvement, and the grading plan of the Lot to be built upon. [Link to the HOA's Alteration & Modification Form](#)

HOMEOWNER MAINTENANCE REMINDERS

As we continue to enjoy our beautiful community, we want to share some important reminders regarding property maintenance and community guidelines. Your proactive efforts in these areas are crucial to maintaining the aesthetic appeal, safety, and overall quality of life for all residents in Parkside Preserve.

- **Trimming & Landscaping:** Please ensure that all shrubs, bushes, and trees on your property are regularly trimmed and maintained. This not only enhances the beauty of your individual lot but also ensures clear pathways, prevents overgrowth onto common areas, and helps maintain a uniform, well-kept look throughout the community.
- **Leaf & Debris Management:** As seasons change, it's essential to keep your front yards and storm drains clear of leaves and other debris. Please remember to clean up leaves and yard waste promptly. **It is crucial NOT to rake or blow leaves onto the streets**, as this can lead to clogged storm drains, potential flooding, and creates an unsightly mess for everyone. Your cooperation helps keep our drainage system functioning properly and our streets clean.
- **Neighborly Conduct & Noise:** To ensure a peaceful living environment for all, we kindly ask residents to be considerate of their neighbors, especially concerning noise levels. Please be mindful of loud activities, music, and conversations, particularly during early morning and late evening hours. A little consideration goes a long way in fostering a harmonious community.
- **Pet Reminders:** For the health, safety, and comfort of all residents, please remember that all pets must be kept on a leash when outside your property. Additionally, with warmer days approaching, it's more important than ever to **promptly clean up after your pets' waste**. This helps keep our common areas clean and hygienic for everyone to enjoy.
- **Trash Cans:** To maintain our community's neat appearance, all trash and recycling bins should be stored out of sight, either in your garage or alongside your home, and not visible from the street, except on designated collection days.



Free Carbon Monoxide Detectors Available

The City of Pontiac has received a grant to provide free carbon monoxide detectors to residents. These devices will be professionally installed. To apply, residents can visit <https://tinyurl.com/PontiacGrants> online or go to the Grants Division at City Hall, located at 47450 Woodward Ave. Supplies are limited, so prompt application is encouraged.

Meet Councilwoman Kathalee James & District 4 Meetings

Councilwoman Kathalee James represents District 4. Her contact information is kjames@pontiac.mi.us and 248-758-3016. District 4 Community Council Meetings are held on the 4th Thursday of each month at 6:00 p.m. at New Mt. Moriah International Church, 313 Walton Blvd., Pontiac, MI 48340. Residents are encouraged to attend to share thoughts and stay informed.

Code Enforcement: Rental Property Requirements

To ensure resident safety, Code Enforcement is increasing efforts to support Ordinances 22.801 and 22.803 concerning rental properties (non-owner-occupied dwellings).

- **Registration (Ordinance 22-801):** Rental properties must be registered with the City of Pontiac within 60 days of purchase. Owners must update registration upon change of property management/tenant and submit new registration upon property transfer. A one-time \$300 fee is required upon registration.
- **Inspections (Ordinance 22-803):** Rental inspections are required every three years to receive a certificate of compliance (22-806) and must occur before dwelling occupancy. Inspections should be scheduled at least 60 days before the previous Certificate of Compliance expiration. A \$100 fee covers the initial inspection and one re-inspection. Tenants are encouraged to contact Code Enforcement with any property questions.

Winter Reminders

During the winter, the Association emphasizes the following guidelines, which are also compliant with the City of Pontiac's standards, to maintain community appearance and integrity:

- **Yard & Porch Cleanliness (Leaves/Debris):** Yards and porches should be clear of all debris, especially fallen leaves. Maintaining clear areas prevents damage to grass over winter and helps ensure good drainage.
- **Fence Lines/Beds:** Must be clear of all annuals, weeds, and heavy debris. Clearing these areas now prevents issues when the snow melts in the spring.
- **Grass Maintenance:** While grass growth slows, it should be maintained and remain no taller than 8 inches until the season officially ends.
- **Parking (Crucial for Plowing):** No parking is allowed on grass. Vehicles parked on the street should be moved whenever possible during snow events to allow the City and backup plows clear access.
- **Garbage Can Placement (Timing):** Garbage cans must be placed out no more than 24 hours before trash pickup and brought back in no more than 24 hours after trash pickup.
- **Garbage Can Storage:** Garbage cans must be stored at the side or rear of the property (not visible from the front street view).

Your Essential City of Pontiac Contact Directory

We're pleased to provide you with a comprehensive directory of key City of Pontiac departments and services, compiled directly from the latest community newsletter. This list is designed to be a quick and easy reference for you to connect with the right city office for your needs.

Whether you have questions about property assessments, need to report a code enforcement issue, inquire about city events, or reach out to other essential services, this directory puts the contact information right at your fingertips. We hope this resource helps you navigate city services more efficiently and stay connected with the various departments working to serve our community. Please keep this handy for future reference!

Assessor (Oakland County Equalization Div.), 248-858-0776 Building & Safety, 248-758-2800 Business Licensing, 248-758-2800 City Council, 248-758-3210 City Council Community Outreach, 248-758-3025 City Hall Main, 248-758-3000 Clerk's Office, 248-758-3200 Code Enforcement, 248-758-2832 Community Development, 248-758-3030 District Court (50th), 248-758-3800 DPW, 248-758-3600 Economic Development, 248-758-3034 Engineering, 248-758-3615 Events, 248-758-3033 Executive Office, 248-758-3133 Finance, 248-758-3100 Fire Main Number, 911 (Emergency) Fire non-emergency, 248-673-0405 Historic District Commission, 248-758-2800 Housing Commission, 248-338-4551 Human Resources, 248-758-3293 Income Tax, 248-758-3236	Information Technology, 248-758-3000 Oak Hill Cemetery, 248-451-1415 OC 24-Hour Pollution Hotline, 248-858-0931 OC Sheriff Substation (Emergency), 911 (Emergency) OC Sheriff Substation (Non-Emergency), 248-409-7100 OC Animal Control (Emergency), 911 (Emergency) OC Animal Control (Non-Emergency), 248-858-1090 Ottawa Park Cemetery, 248-623-7705 Parks, 248-758-3400 Planning, 248-758-2800 Pontiac Public Library, 248-758-3942 Purchasing, 248-758-3120 Retirement, 248-456-0523 Sanitation (Trash Pickup), 248-758-3600 Senior Centers (Robert Bowens), 248-758-3240 Senior Centers (Ruth Peterson), 248-758-3280 Star EMS (Emergency), 911 (Emergency) Star EMS (Non-Emergency), 866-973-9999 Star EMS (Non-Emergency), 248-338-9073 Treasurer, 248-758-3062 Youth Recreation, 248-758-3039
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