

2025 MEHA Beatification Director's Report

One of the primary functions of our HOA is maintenance. Management of this is done by volunteers which keeps your dues low. Meadowhills Estates owns and maintains over 40 acres of commons area, of which, approximately 32 acres are mowed. Within that commons area, we have 2 play equipment locations, ½ mile of paved paths, 2 subdivision entrances (3 beds and signs) and 2 stormwater detention ponds. This report is a summary of the maintenance work and improvements done in 2025.

Mowing—Charles Hill (former resident) has had the mowing contract for many years, DBA Dependable Cuts Lawn Care, Inc. Mowing is done weekly through July 1 until typically, the weather dries up and growing slows down. For the remainder of the season, we schedule the commons every other week at \$750 per cut and the road frontages only on the off weeks at \$275. The price remained the same for this year. For the second year in a row, the weather has been wet enough that we stuck to full cuts for most of the season. Additionally, Charles also edges the sidewalks a couple times per year (something previous contractors did not do).

For 2026, the mowing rate will be increasing to \$900 per full cut. This is not unexpected as we've gone for years without significant increases. For reference, we bid and switched contractors in 2007 which brought our mowing rate down to \$600 per cut at that time. Next year's increase is roughly equivalent to an inflation adjusted 2007 price. Additionally, online research indicates that the price is competitive on a commercial per acre basis. Coordinated by **Greg Hemingway**.

Commons Cleanup—As mentioned in last year's report, we had multiple areas of overgrowth that were not being mowed in the central commons and north commons areas. Charles Hill was contracted to clean these areas up to a standard he found acceptable for mowing this spring. Several trailer loads of low branches, undergrowth and debris were hauled out. These areas are now being mowed and look more attractive. Additionally, the cul-de-sac island trees and shrubs on E. Meadowhill were trimmed to facilitate mowing. Coordinated by **Greg Hemingway**

Tree Maintenance—We had a light year for storm damage. There were a few downed branches cleaned up by **Greg and Jill Hemingway**, but nothing major. An uprooted Crab Tree was also removed by **Nathan Harris** behind his house. All American Tree Service will be out in a couple weeks for Fall tree work. 19 areas around the commons were identified. Work will consist of trimming along the bike paths, trimming for visibility and mowing, trimming deadwood around the play structure, stump grinding (including a couple major stumps on the north commons) and dead tree removals. Coordinated by **Greg Hemingway**

Entrance Beds—A committee was formed to investigate options for cleaning up the neighborhood entrances. **The committee members were Dan Clunis, Mike Gazzarari, Jill Hemingway and Erica Ulin.** Great Oaks Landscape Associates was chosen as a contractor. Dead boxwood were removed from the east side of the Nine Mile entrance and replaced with Miss Kim Lilac. Boxwood at the other locations were treated. Perennials were rearranged, mulch added and annuals planted. The committee will decide on steps for next year.

Sprinklers—Irrigation system for the beds was opened in the spring and will be winterized soon by Dave Oswalt (he installed the system 20-25 years ago when he was the mowing guy). Some additional work was done early in the season to clear a dirty zone valve by **Greg Hemingway**.

Play Equipment Mulch—The play structure and tire swing had Engineered Wood Fiber (EWF) mulch installed last year. Our insurance requires it under all play equipment, so EWF was installed under 3 swing sets and 2 slides. 135 yards of EWF at 12" deep was installed in under 3 hours by Superior Ground Cover at \$55/yard! Work was originally planned for June but was delayed until late September. **Greg Hemingway, Lauren Tyll and Melissa Deitz** solicited bids and coordinated.

Swing Set Refurbishment—New swing seats, chains and hardware are on order and should be installed by mid-October by volunteers **Greg Hemingway, Melissa and Tommy Deitz and Randy Shul**.

Fence Repairs—**Lauren Tyll** took on finding a contractor repair the white vinyl fence along the North and East sides of our subdivision. She will also be sending out a letter to homeowners that have plantings growing into the fence that can damage it.

Sidewalk Overgrowth—The board had several discussions about overgrowth along the 9 Mile and Halsted sidewalks that were making it difficult to walk. **Meredith Kaisner** followed up with the City of Farmington Hills. They addressed it with the responsible homeowners and the situation has improved.

2026 Projects, Beautification Concerns:

- Crack sealing and seal coating of paths is coming due for next year.
- Continued Entrance makeover as noted above.
- Plantings in street right-of-way blocking visibility
- A couple strategic tree plantings in the North Commons area.
- Investigate brush clearing around the south detention pond, similar to what was done in 2022 around the north detention pond. This is not expected to be as large of a project.

Greg Hemingway, MEHA Beautification Director

October 6, 2025