

CHV Amendment

Please help

Why should I vote? Michigan law requires 2/3rd of all owners to vote in favor, for an amendment to pass. This is not 2/3rds of the people who actually vote, so we need at least 332 votes for the amendment to pass.

How are people currently voting? The vast majority of your fellow homeowners are currently voting yes. 129/136 or approximately 95% have voted in favor.

What does a yes or no vote mean?

A **yes vote** means you would prefer to take responsibility for the maintenance and repair of the sidewalk along the street, the strip of grass between the sidewalk and street, the street trees and any driveway apron if present in front of your property.

A **no vote** means you would prefer the association to take responsibility for maintenance and replacement of these items in front of your home. It also means you are willing to bear the increased costs through an increased assessment.

You may go here for complete documents and formal amendment language: <http://mychv.com/wp-content/uploads/CHV-I-12th-Amendment-Voting-Package-ENTIRE-MAILING-CONTENTS-10-09-17.pdf> or to www.herriman.net .

What must I do to vote? You must have a filled out designated voter form on file, with all owners signing. The designated voter must then sign the ballot and indicate yes or no, although we invite all owners to sign. You must also provide information about your mortgage lender.

Why do I have to give my personal mortgage information? Once again the State of Michigan has stepped in and said we must have a vote of all mortgage holders. This information is available through Wayne County, but if you provide this information it will save time and costs.

The needed documents are in the package given you.

If further questions please feel free to contact Leland Ropp, CHV Treasurer, ljropp8@gmail.com or Barb Babut, CHV President, bbabut@comcast.net

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION – CHV I

OFFICIAL BALLOT – CHV I

To Approve Proposed Changes to the Association’s Governing Documents

(To Be Completed By Designated Voting Representative)

IT IS HEREBY PROPOSED that the below-referenced Amendment be approved. Such proposed action, in order to be implemented, must first be approved by 66.667% (2/3) of all Cherry Hill Village Co-owners eligible to vote.

1. Attached Twelfth Amendment for the purposes of reassigning responsibility for the maintenance, repair, and replacement of the strip of land, and certain improvements within the strip of land, from a Unit boundary to the edge of the Condominium roadways and removing restrictions on the Association’s rights relative to judicial actions and claims.
2. Certificate of Amendment to the Articles of Incorporation to remove Article IX which includes restrictions on the Association’s rights relative to judicial actions and claims.

The Board of Directors recommends your affirmative vote.



Check One:

YES, I hereby **vote in favor** of the proposed Twelfth Amendment, as described above.

NO, I hereby **vote against** the proposed Twelfth Amendment, as described above.

I voted “no” because:

(DO NOT CUT–Tellers of Election will separate Ballot.)

CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION – CHV I

Ballot to Approve Proposed Changes to the Association’s Governing Documents
(To Be Completed By Designated Voting Representative)

Print Name of Designated Voting Representative	
Address	Unit #
Signature of Owner	
Signature of Joint Owner, if applicable	

Please place this entire ballot in an envelope.

YOU MAY HAND IT TO ANY BOARD MEMBER OR

SCAN AND EMAIL IT TO jmeduff@herriman.net or fax it to 734-459-0690,

OR YOU MAY MAIL IT TO:

Cherry Hill Village Homeowners Association
c/o Herriman & Associates, Inc.; Attn: Jeff McDuff
41486 Wilcox Rd.

Plymouth, MI 48170-3104

Please submit your ballot as soon as possible, but not later than January 5, 2018.

Cherry Hill Village I Homeowners Association DESIGNATED VOTING REPRESENTATIVE

Each condominium unit has ONE VOTE.

You must SELECT ONE (1) CO-OWNER TO VOTE, receive communications, sign proxies and/or receive ballots at meetings of the Association.

ALL CO-OWNERS of your unit MUST SIGN this form.

CHECK ONE BOX

Print Name of Co-owner 1		<input type="checkbox"/>
Address	Unit #	
Sign Here	Date Signed	
Print Name of Co-owner 2		<input type="checkbox"/>
Address	Unit #	
Sign Here	Date Signed	

We, the co-owners of a condominium unit, understand that we must designate one of us to cast votes on behalf of our unit, according to the Condominium Bylaws, Article VIII, Section 3. We hereby designate the person selected above as the Designated Voting Representative for our condominium unit.

To ascertain the current DVR for your unit, please examine the mailing label on the envelope in which these documents were mailed: 1) If a single name appears, and there are multiple owners, and you have submitted a DVR form in the past, then the addressee is the DVR, 2) If more than one name appears, we have not received a DVR form from you. 3) If only one name appears, and there is a single owner of your unit, the mailing label will not be useful in ascertaining whether or not a DVR form has already been submitted.

If there are more than two (2) co-owners of a unit, the additional co-owners may sign and date the back of this form.

DVR forms may be turned in at the meeting. However, we prefer that you mail, fax or email them in advance of the meeting to the Association. Please allow enough time for delivery by the date of the meeting.

If the co-owners wish to change their designated voter at any other time, a new DVR form can be submitted anytime during the year.

Please place this in an envelope.

**YOU MAY HAND IT TO ANY BOARD MEMBER OR
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CHERRY HILL VILLAGE HOMEOWNERS ASSOCIATION
REGISTRATION OF MORTGAGEE INFORMATION

In accordance with Article VII of the Condominium Bylaws, each Co-owner is responsible for providing the Association with current information on the name and address of each person or entity holding a mortgage on a Unit in Cherry Hill Village. The Association has the responsibility of keeping this information on file so that it may notify mortgagees in certain instances as required by the Condominium Act. The Association is updating this information at this time. **Your voluntary compliance in completing and returning this form will save the Association the expense of obtaining this information from the Register of Deeds – there will be a charge of \$50 per Unit posted to the account of any Co-owner who does not return this information on or before January 5, 2018 (Voting Deadline).**

NAME OF MORTGAGE COMPANY OR INDIVIDUAL HOLDING MORTGAGE

ADDRESS TO WHICH PAYMENTS ARE SENT

HOMEOWNER NAME(S)

UNIT NUMBER

STREET ADDRESS

LOAN NUMBER

Please place this in an envelope.

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