

Partridge Creek North Homeowners Association  
(The Preserve HOA)  
Frequently Asked Questions

- A homeowners association (HOA) is an organization that makes and enforces rules and guidelines for a subdivision, planned community or condominium building.
- The community's residents are members of the HOA and some require mandatory membership.
- Run by a board of directors, HOAs collect monthly or annual fees to pay for common-area and facilities upkeep.
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HOA's may impose fines and even liens on non-compliant homeowners.

HOA Dues - what do they cover?

- Regular upkeep of our 60+ acres of common property
- Maintenance of infrastructure like sidewalks, front entrance signage and tot lot
- Mailbox Maintenance
- Social Events
- Liability Insurance

Fences

Perimeter fences are not allowed in the subdivision as per Article VI, Section 6.17 in our Covenants, Conditions, and Restrictions document. As described... "no perimeter fences, walls or similar structures shall be erected on any Lot. No other fences, walls, or similar structures shall be erected on any Lot without the prior written approval of the Developer."

Pools

Above Ground pools – above ground pools are not permitted as per Article VI, Sec. 6.20

In-Ground Pools – in-ground swimming pools or other recreational structures can be allowed with approval in writing of the HOA as per Article VI, Sec. 6.20.

Trees at the street – pruning

Please trim/prune limbs to be 8' or more above the sidewalk. Ypsilanti Township ordinance Chapter 66, section 29

Trees that fall or need removal

If the tree is on Common Property, please notify the HOA at [board@preservehoa.net](mailto:board@preservehoa.net)

Non-Working Streetlights

Streetlight maintenance is the responsibility of DTE. Please report any outages or other issues to DTE at 800-477-4747 or their website <https://outage.dteenergy.com/report-outage>.

#### Mailboxes - how to request repairs

Send a description of the damage (photo preferred), location including address, and the number of boxes involved to [board@preservehoa.net](mailto:board@preservehoa.net).

#### Street Flooding

Contact the Water Resources Commissioner's office during business hours at 734-222-6860.

#### Sidewalks

Sidewalk repairs are the responsibility of the HOA, while driveways and driveway "aprons" are not. Please report any trip hazards on sidewalks to [board@preservehoa.net](mailto:board@preservehoa.net).

#### Changes to the Covenants, Conditions, and Restrictions document

75% of lot owners (1 vote per lot) must vote to make any changes to the Covenants, Conditions, and Restrictions. There are 293 lots in the neighborhood, requiring 220 lots/votes to approve any changes. You can find this in Article VIII, Section 8.01 (Amendments) in the Declaration of Covenants, Conditions, and Restrictions.

#### Bulk Trash

Contact Waste Management for special bulk item pick up at 866-797-9018.

#### Snow Removal

For streets, contact the Washtenaw County Road Commission. Sidewalks are the responsibility of homeowners.

#### HOA Dues Statement for selling or refinancing

Have your title company contact [board@preservehoa.net](mailto:board@preservehoa.net)