



P.O. Box 760042
Lathrup Village, MI 48076

Cambridge Village Association

Established 1952

www.cambridgevillageassociation.org

NEWSLETTER

Summer 2025

CVA ANNUAL MEETING DATE

The 2025 CVA Annual Meeting is set a bit earlier this year: **Wednesday September 10** at 7:15 pm at the Southfield Parks and Rec Building, Room 223. (Enter by the circle drive on the library side of the parking lot, or from the parking garage.) Along with the usual business, it is a chance to meet your neighbors and to discuss any concerns or ideas you might have. We also will discuss and vote on some further tweaking of the bylaws to better reflect current conditions. (see item below at the end of the newsletter)

HOME AWARDS 2024

This year, we were able to recruit 9 judges, most of whom were not CV residents, but from nearby subdivisions. Any home considered had to be nominated by the homeowner or a fellow resident, and the dues had to be current. The judges use a point system, and after the numbers were tallied, eighteen homes came to the top this year:

27055 Lexington	27255 Red Leaf	27312 Spring Arbor	27441 Spring Arbor
27212 Lexington	27285 Red Leaf	27333 Spring Arbor	27620 Spring Arbor
27400 Lexington	27365 Red Leaf	27345 Spring Arbor	
27445 Lexington	27727 Red Leaf	27368 Spring Arbor	27322 Shagbark
27466 Lexington		27405 Spring Arbor	27465 Shagbark

We wish we could give out more signs, as there were many homes that just missed the points cutoff. A few homes nominated did not have their annual dues up-to-date, so they were disqualified. What is most exciting is that a record number of homes—**seven**—are first time winners this year. Pictures of winning homes for 2025 are on the website.

We would like to recruit some new judges for next year, so if you know of anyone outside of the sub that might enjoy being a judge, please let one of the board members know. Judging usually takes place during mid-June.

THINGS TO DO

A helpful online site that details all the City activities, meetings, and closures is:

<https://www.cityofsouthfield.com/residents/events> Currently, it details activities until the end of 2025, but will continue to be updated. Parks and Rec has a calendar too: <https://www.cityofsouthfield.com/departments/parks-recreation/current-events>. The Library has its own calendar, <https://southfieldlibrary.org/calendar-of-events/#/events/>

NEXT HAZARDOUS WASTE DISPOSAL DAY

Scheduled for Saturday October 25, 2024 from 9 am to 2 pm, at the Southfield RRRASOC center on Eight Mile and Evergreen, but enter just to the east on Mapleridge, then drive around to the back of the building. There is a list of what is and is not collected here: <https://www.rrrasoc.org/wp-content/uploads/2024/06/2024-HHW-Color-June24-WEB.pdf> . (or, use this: <https://tinyurl.com/WasteDay> .) No "freon"-type appliances accepted. Electronic waste and paper shredding is also available. Call (248) 208-2270 for specific details.

THIS IS A NEW ONE

We have gotten some complaints of neighbors not respecting their property lines, such as **planting things** on the neighbor's property. Please be careful about this! If behavior persists, contact the City's Housing and Neighborhood Center for advice, 248-796-5140. And we **repeat**: if you walk your dog, always be prepared to pick up after it. This is a major complaint in the sub! And, at ALL times, your dog must be on a leash if outside in an un-fenced area.

NEIGHBORHOOD DINING/SHOPPING NEWS

- Our Target is being renovated. The main work looks to be done; check-outs and pick-up area is greatly improved.
- 12 Mile Rd. between Telegraph and Northwestern Hwy. is fully open and beautifully repaved.
- Though Arby's on Southfield Rd. has closed, a new Culver's should be open soon at Southfield Rd. and Webster.
- There is now a Goodwill Store in the old Walgreen's which moved to a new building two blocks west on 12 Mile.
- A new Japanese fast-food place, IchibanGo! is open in front of Lowe's on Telegraph next to Dave's Hot Chicken
- While a Panda Express is planned to be built on Telegraph north of 12 Mile.
- Wing Hong Chinese Restaurant on 10 Mile has re-opened.
- Kerby's on Northwestern/10 Mile, should be re-opening soon after a disastrous fire and complete rebuild. (This location was once a Howard Johnson restaurant and motor lodge in the 1950s and 1960s)
- The old Kroger on Greenfield (at Mt. Vernon) will host a new Burlington Coat Factory and Ross Dress For Less.
- The old Ponderosa on 11 Mile/Greenfield is going to be Barkside, a "dog bar" and indoor/outdoor dog playground. (This will be their second location in the metro area.) (the "bar" part is for humans)

When there is a choice, it is wise to support Southfield businesses if we want them to thrive.

VOTING REMINDER

The next election day is Tuesday, Nov. 4, 2025. This election will feature City offices (Mayor, City Council, etc.) However, you can vote in person early, from Sat. Oct. 25 through Sun. Nov. 2 at the City. Or, you can sign up to get an Absentee Ballot in the mail for every election going forward. If you are not yet registered to vote, you can do so through election day. To help make your choices, take advantage of a site sponsored by the League of Women Voters: <https://www.vote411.org/michigan> (you can also register online via this site). There is usually a voter's guide which is specifically geared to your address, although it may not be loaded up quite yet as the primary is August 5.

BY-LAWS...FURTHER TWEAKS

<http://cambridgevillageassociation.org/wp-content/uploads/Bylaws/Bylaws-Revision-for-2025.pdf>

An easier version to use: <https://tinyurl.com/RevisionFor2025>

The CVA Board feels we need to fully define the policy on dues and late fees, and any other assessment and how it is handled; the current wording is quite clear, but we feel it would be better to be even *more* clear:

Section 4. Homeowners who do not pay their subdivision dues, *late fees, fees and assessments of any kind* for a total of two (2) years shall be subject to having a lien placed on their property until dues, *late fees, fees of any kind are made current. Any unpaid balance on dues, late fees, fees of any kind will accrue only one (1) late fee each year until paid in full.*

>>>what this means is: if a bill is not paid, late fees are assessed after the due date, in this case for the \$10 annual dues, it is January 31. If the late fee is not paid, then the next year, any new dues payment goes to the outstanding late fee, not the current dues and so on until all dues and late fees are satisfied. There is only ONE late fee per dues year. After two years of unpaid dues, late fees, or fees of any kind, the home will be eligible for a lien to be placed.

Section 5. The Board *will* establish a due date for all dues, *late fees, fees and assessments on any kind.*
The due date established is the same due date for all unpaid dues, late fees, fees and assessments of any kind.

>>>just like any bill, the board decides on a reasonable due date.

Section 6. The Board *will* assess a late fee after the due date.

>>>once the due date is reached, a late fee will apply if not paid on time.

These tweaks will be discussed in more detail at the annual meeting, and there will be a vote to make the changes.

CVA BOARD:

Gary Cocozzoli garycocozzoli@earthlink.net 248-443-8905
Juan Brown juanb3289@gmail.com 248-423-3670
Debra Finch debrafinch@att.net 313-492-059

Senora Leonard ssenora615@gmail.com 248-423-7847
Melva Eddings mjerean@yahoo.com 313-694-2552
Saadatu White srwhite_99@hotmail.com