



## WING LAKE FARMS, INC.

P. O. Box 250333  
Franklin, MI 48025-0333

### Welcome to Wing Lake Farms!

On behalf of Wing Lake Farms (WLF), the Board of Directors welcome you to our community. We look forward to meeting you, whether it be walking down the streets, at the beach, or at a social event. A great benefit of Wing Lake Farms membership is access to our wonderful private beach on Wing Lake at the intersection of Walnut Lake Road and Franklin Road. Wing Lake is a 104-acre private lake which allows owners to use personal watercraft with electric motors under one horsepower. This beach includes picnic tables, barbeque, sand swimming beach, swimming platform, floating docks, one dock for fishing, canoe/kayak storage, and convenient parking. Boat slips or boat rack space are available annually on a first-paid basis.

### Wing Lake Farms Board of Directors & Key Contact Information

The operation of your neighborhood association is governed by a board of volunteer directors. The 18 Officers and Directors are elected to a two-year term on a staggered basis. Elections are held at the annual homeowners meeting in the spring. The Board is responsible for overseeing the beach maintenance, adherence to the deed restrictions, maintaining members' compliance with the rules and guidelines and the fiduciary responsibilities.

Below are the WLF key contacts for your questions. As an example, you may already have some ideas on how you would like to improve your property. WLF has a Restrictions Chairperson to help maintain the quality of our neighborhood. Its function is to evaluate the plans for remodeling or new construction to ensure compliance with all covenants, restrictions, and guidelines. The purpose of this review is to protect our scenic environment and maintain the value of our homes. Modifications to the exterior of your home and property must be submitted to the Restrictions Chairperson for signature approval before any work begins and the submission of your plans to the Township for permits.

Board Position	Chairperson	Who to contact?	Contact	E-mail
President		Any question not covered by chairperson	Chris Fitzpatrick	<a href="mailto:cfitz71@gmail.com">cfitz71@gmail.com</a>
Treasurer		Payments, membership, new member Status letters, beach key	Wayne Kasel	<a href="mailto:winglakefarmsinc@gmail.com">winglakefarmsinc@gmail.com</a>
Director	Beach	Beach questions or access to boat launch gate	David Gaines	<a href="mailto:dlgaines123@yahoo.com">dlgaines123@yahoo.com</a>
Director	Dock Master	Boat dock/slip assignments or access to boat launch gate	Jarett Hoffman	<a href="mailto:jaretthoffman@aol.com">jaretthoffman@aol.com</a>
Director	Restrictions	Obtain WLF approval for plans prior to submission to obtain permits from Bloomfield Township Building Department for new build, add-on, install a whole house generator, etc.	Bryan Ritter	<a href="mailto:bmrdesign@hotmail.com">bmrdesign@hotmail.com</a>

### Neighborhood Association Fee Schedule

Calendar Year 2021		
WLF Neighborhood Membership Fees	Paid online at Wing Lake Farms Website	Paid by check mailed to PO Box
Riparian (lakefront)	\$350	\$365
Non-Riparian (not lakefront)	\$250	\$265
Boat, Kayak, Paddleboard, Canoe One Fee per watercraft for Summer Dockage & Winter Storage	\$85	\$100
Initiation Fee (New Resident Assessment)	\$400	\$400

Our community website, [www.winglakefarmsinc.com](http://www.winglakefarmsinc.com), is the preferred payment via credit card or debit to your bank account the annual membership fee or boat dockage/storage fee(s). The website provides a repository of information about the surrounding area, upcoming activities and events, announcements, a community calendar, bylaws, deed restrictions, and volunteer committee information.

As a member of WLF, your membership fee provides the financial support for the following:

- Coordinated Wing Lake maintenance
- Liability insurance coverage
- Maintain the unique street signage
- Beach maintenance and improvements (e.g. docks, gate, canoe/kayak/paddleboard racks)
- Liaison to governmental bodies

The majority of your WLF membership fee is remitted to Wing Lake Inc. (WLI) for the continual improvement and maintenance of the lake's water quality. Wing Lake Farms is a member of WLI, which is the "umbrella" organization chartered to protect and improve the long term health of Wing Lake. WLI contracts a lake consultant to gather data trends to determine methods for treatment which will improve the quality of the lake. The lake is a large and complicated ecosystem. Acquiring access to best-practices, and a cohesive, long-term focused plan is of the utmost importance to manage the lake's quality; balanced with costs. Wing Lake is the sparkling jewel of our neighborhood.

In addition to the financial support provided by your WLF membership fee, the Board of Director volunteers ensure the bills are paid, dues collected, insurance coverage maintained, deed restrictions enforced, social activities organized, representation on United Homeowner Association (UHOA), participation on Wing Lake, Inc. Board, and liaison to Bloomfield Township and other governmental bodies. A typical year will include several social activities throughout the summer. In May, the kickoff activity is beach clean-up. During the summer, Wing Lake Farms Association will host a beach cocktail party, children's beach party, and a picnic hosted at a neighbor's home. We welcome you to join the Board of Directors and/or attend any of the social events to meet your fellow neighbors!

### **Our Subdivisions**

Wing Lake Farms Association is comprised of five subdivisions; Sly Farms, Sly Farms 1, Sly Farms 2, Sly Farms 3, and Sly Farms 5, containing 154 properties in Bloomfield Township.

Bloomfield Township is responsible for plowing the neighborhood streets in the winter. Oakland County Road Commission is responsible for plowing the main streets (e.g. Franklin, Maple, Walnut Lake) in the winter. Included is a map of subdivisions within Wing Lake Farms Association.

### **Bloomfield Township Website – Welcome New Residents**

<https://www.bloomfieldtwp.org/Living-in-Bloomfield/New-Residents.aspx>

This site includes information on Bloomfield Township community profile, utilities, cable providers, voter registration, dog licenses, library, senior services, Bloomfield Township eNewsletter, and social media.

### **When is trash day?**

Trash day is Thursday, except when delayed because of a national holiday then it'll be picked up on Friday.

Bloomfield Township contracts with Priority Waste for its trash disposal services. Residents benefit from a full range of solid waste services, including regular trash collection, yard waste collection, large item collection, medical sharps collection, curbside recycling, and hazardous waste disposal. Any questions about these services should be directed to Priority Waste at 855-927-8365 or 855-WASTE 65. Payments should be sent to Priority Waste, 45000 River Ridge Drive, Suite 200, Clinton Township, MI 48038 or you can pay online.

E-mail correspondence to: [BloomfieldTwp@prioritywaste.com](mailto:BloomfieldTwp@prioritywaste.com)

Bloomfield Township website: [https://www.bloomfieldtwp.org/Services/Public-Works/Trash-Recycling-Yard-Waste-\(1\).aspx](https://www.bloomfieldtwp.org/Services/Public-Works/Trash-Recycling-Yard-Waste-(1).aspx)

Again, welcome to the Wing Lake Farms community! We know you'll find this neighborhood is a great place to live and we encourage your participation in our activities and functions.

Warm Regards,

*Chris Fitzpatrick*

Chris Fitzpatrick

Wing Lake Farms, Inc. President

