

Genoa Township Newsletter

Volume 3, Number 4

Sept. 2001

Protect Your Children Call for a Free Smoke Detector

No home should be without a smoke detector, especially a home with small children. The Brighton Area Fire Authority is the recipient of a grant from Blue Cross Blue Shield of Michigan. That grant will provide a smoke detector for every home within the Brighton Area Fire Authority that has a child under the age of five living there. Please call and schedule an appointment for the installation of a smoke detector in your home if you reside in Genoa Township, the City of Brighton or Brighton Township. Call (810) 229-6640 ext. 37

Township Seeking Land To Purchase

We're in the market to purchase a few good pieces of property within Genoa Township. The land could be used for future parks and recreation or a future fire sub-station. If you own property and would be interested in negotiating a deal with the township, please call (810) 227-5225 and ask for Polly Skolarus, Robin Hunt, Gary McCririe or Mike Archinal. Correspondence may be addressed to 2911 Dorr Road, Brighton, MI.

Oak Pointe Northshore Outdoor Watering Restrictions

Due to the recent lack of rain we have experienced difficulties in the Oak Pointe Water System. This system provides municipal water to all phases of Oak Pointe and the NorthShore development. Other areas in Genoa Township served by municipal water are not subject to these restrictions nor are homes served by individual wells. A notice was sent to all affected customers. Due to extremely high peak water demand during the morning hours of 5:00 a.m. - 10:00 a.m. the following schedule was implemented. Even Numbered Addresses No Outdoor Watering Between 4:00 a.m. - 8:00 a.m. Odd Numbered Addresses No Outdoor Watering Between 6:00 a.m. - 10:00 a.m. This schedule allows two hours (6:00 a.m. - 8:00 a.m.) for the system to catch up. The intent of this scenario was to address the low-pressure occurrences with a minimum of inconvenience. We have seen a marked improvement in our water operations due to our customer's voluntary cooperation. Continued compliance will help to avoid additional restrictions. Questions regarding the restrictions should be directed to the Utility Department or the Township Manager at (810) 227-5225.

NOTICE: Change in refuse collection date

Mister Rubbish recently submitted a request to the township asking to change the refuse collection date for some of our residents. The Township Board in an effort to work amicably with Mister Rubbish has consented to their request. Effective Oct. 2, 2001, the regular Thursday collection date will be changed to Tuesday. Refuse will be collected on Thursday, Sept. 27th and then again on Tuesday, Oct. 2nd. Please place your refuse at the curbside on Monday evening or early Tuesday morning. Residents who are normally picked up on Monday will not experience a change of schedule and may continue to place their refuse and recycling at the curbside on Sunday evening or early Monday morning.

Attn: Howell School Property Owners by Robin Hunt, Treasurer

Owners - September 14, 2001 is the last day to pay 2001 Summer Taxes without penalty. Payments must be received at the Genoa Township Hall on or before 9-14-01 or postmarked by the post office no later than September 14th. Qualifying taxpayers may defer their summer tax payment, without penalty, until February 28, 2002. Deferment forms must be completed and submitted to the Township by 9-14-01. Deferment forms were mailed out with your tax bill. If you have not received your summer tax bill please contact the Genoa Township Treasurers Office at (810) 227-5225, A.S.A.P. Brighton, Hartland and Pinckney School Districts only receive a Winter Tax Bill. Robin L. Hunt, Genoa Township Treasurer

Notice: Help Wanted

The Brighton Area Fire Authority is accepting application for on-call fire fighters. No experience is necessary and training will be provided after an offer of employment. Applicants must have a positive attitude, good driving record, no criminal history and a high school diploma or equivalent. Call (810) 229-6640 for an application.

Proposal A - a dramatic change to the property tax system by Paulette A. Skolarus

The current property tax system, under Proposal A, was approved in 1994. That system dramatically reduced property taxes and placed a 5% or the cost of living cap (whichever is less) on tax increases from that year forward. While it assured homeowners of a minimum increase each year, it became a very complex issue for our assessing department. Now in addition to determining the state-equalized value (50% of the true cash value or market value) assessors must calculate the capped value and the taxable value. The taxable value is the lesser of the state-equalized value or the capped value. Then there are the variable tax rates for homestead properties versus non-homestead properties. If you think this is confusing, consider the job of our assessors. Each property in the township must be assessed based upon value determined by cost, market and income producing. With regard to residential properties, the township keeps a record of each home from the Land Use Permits that are issued. A photograph, the plot plan, elevation, floor space, and location are all taken into consideration when determining value. Each sale of property within the township is considered when assessing neighboring properties. In addition, Homestead Affidavits exempt certain properties from paying the 18 mills of school operating taxes. This is a tough job.

Did You Know?

A land use permit is required to build a home or add an addition, garage, deck, accessory building (in excess of 100-sq. ft.) or swimming pool to an existing home. A land use permit is required to connect to municipal water or sewer service. Fences are a requirement for every swimming pool, spa, hot tub (whether above or below ground) provided the structure has 24 or more inches of water in depth at any point. The only exception is a hot tub with a locking cover. Chain link fences are not allowed in any front yard within a residential district. Privacy fences up to six feet in height may not extend beyond 10 feet

of the rear building line. They may not be constructed closer than 10 feet from any lot line. All outdoor lighting should be shielded to reduce glare. Lighting should not exceed 0.5 foot-candles at the property line. Wetland areas may not be filled without approval of the Department of Environmental Quality. A minimum of 10 feet is required between any building for fire protection. Land use permits are available at the Township Hall. Office hours are Monday thru Friday from 9:00 a.m. until 5:00 p.m.

It's Official - The Bike Path is Open

It's Official - The Brighton Road Bike Path is Open The final phase of the Brighton Road Bike Path that runs from the City of Brighton to the entrance to Rolling Meadows should be completed as of this writing. The project has been held up because of the 62' crossing of the wetland area just east of the new Worden Lake Estates Development. Underground utilities needed to be identified before driving posts into the ground for the bridge over the wetland. Tom Kohloff of the Department of Environmental Quality approved the 62' long open pile boardwalk through the wetland in early August. Miss Digg finally completed a demarcation of the utilities and a dedication ceremony should be held this September. Watch your local paper for the date and time. Please join us for that special occasion.

Livingston County Roads by Paulette A. Skolarus

Residents should know that the Township has no control or jurisdiction over local roads. The Livingston County Road Commission is the governmental unit in charge. We do have a little political clout and can ask the road commission for favors. They will accommodate us if at all practical, but generally the answer is no especially when it comes to requests for changes to the speed limit. The Road Commission has provided us with the following information for your perusal. Facts: The LCRC maintains and provides for the following county road system: Maintains 1,300 total miles of roadway Maintains nearly 700 miles of gravel roads Accepts approximately 10 miles of new roads into the county road system each year Maintains more than 13,500 traffic signs Issues approximately 1,000 residential driveway approach permits each year Is funded directly by state gas tax and vehicle registration fees - not by property taxes Is located in a state with a gas tax below the national average and ranks in the bottom nine states in per capita road funding Receives no direct revenue from growth and development Is not part of the Livingston County general government (It is important that County residents purchase their gas in the county as well as their vehicle license plates. This action determines the dollars returned to the county for your local roads. When you buy in Wayne, Oakland, etc. that is where your gas tax dollars will be spent.)