WHITE LAKE TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: September 24, 2026

TO: Merrie Carlock, Chairperson
Planning Commission

FROM: Sean O'Neil, Community Development Director

SUBJECT: Hidden Pines Condominium

In June of 2024, Mrs. Mary Earley, who represents the Hidden Pines Homeowners Association (HOA), requested permission to remove four (4) "No Parking" signs on Irene Boulevard, within their neighborhood. The original site plan for this development, approved in February of 1995, had no clear requirements for "No Parking" signage on Irene Boulevard other than a note on one page of the plan set (included in your packet) stating "Place "No Parking" signs along both sides of Irene Blvd. Signs will be in accordance with Michigan MUTCD." On July 1, 2024, the HOA was notified that both the Fire Department and Community Development Department had no objection to the association removing these signs. Several weeks ago, a Hidden Pines homeowner lodged a complaint with the Supervisor's Office about the sign removal. This resident wanted these signs to be reinstalled. The HOA was made aware of this complaint and has since taken action to make a formal request for the sign removal, to clear this issue up amongst their owners. On September 12, 2026, the HOA held a formal meeting to consider the matter, and a motion was made, and unanimously approved, requesting Township approval for the removal of these signs. The Fire and Community Development Departments both continue to have no objection to the removal of the signs. The request before you now if for amended Final Site Plan approval, which would include the removal of the required "No Parking" signs on Irene Boulevard.

Please find attached the above referenced Hidden Pines site plan sheet from 1995 (with notes), copies of emails between the HOA and the Township, pertaining to this matter, as well as the HOA meeting agenda and minutes for their September 12, 2026, meeting, and the original letter requesting sign removal, from the HOA, date June 17, 2024. Do not hesitate to contact me if you have any questions or require additional information.

Thank you.

Sean O'Neil

From: Sean O'Neil
Sent: Tuesday, September 15, 2026 10:37 AM
To: John and Mary Earley
Cc: Rik Kowall; David Waligora; Paige Myers; Jason Hanifen
Subject: No Parking Signs

Hello Earley's,

I received word today from Fire Marshal Hanifen that his email from June of 2024, regarding the removal of the No Parking signs in Hidden Pines, still stands. He finds no requirement for the installation of these signs in the Fire Code. The next step in gaining approval for the permanent removal of these signs would be to seek the recommendation of a Final Site Plan amendment from the Planning Commission. The final step would be to obtain Township Board approval of this request. I will await further direction from you on how the Hidden Pines HOA would like to proceed.

Thanks,
Sean

Sean P. O'Neil, AICP
Community Development Director
White Lake Township
7525 Highland Road
White Lake, MI 48383
(248) 698-3300 x2
www.whitelaketwp.com

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Thank you.

Sean O'Neil

From: Sean O'Neil
Sent: Monday, July 1, 2024 10:02 AM
To: John and Mary Earley
Cc: Jason Hanifen; Andrew L. Littman; Nick Spencer; Jason Hudson
Subject: FW: Removal of No Parking Signs

Hello Mary,

Please see the email below. Based on the Fire Department's position on this issue, we are of the opinion that the signs are no longer necessary and can be removed (or left down if that is still the case). If in the future your HOA decides to reinstall them, then they should follow the original plan for sign type and location. Hopefully, this email is sufficient as far as a notice of approval but, if not, please let me know and we can put something together on Township letterhead. Have a nice 4th of July!

Thanks,
Sean

Sean P. O'Neil, AICP
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[redacted]

Subject: Removal of No Parking Signs

Good Afternoon Mr. O'Neil, I spoke with Mrs. Earley this morning regarding the removal of the "No Parking" sign located along Irene Blvd, I informed her that the Fire Dept. has no objections with having the "No Parking" signs removed along

Irene Blvd located in Hidden Pines Condominium Phase II. If you have any questions or concerns, feel free to contact me. Thank you and have a good weekend

Jason Hanifen

Fire Marshal
7420 Highland Rd
White Lake, MI 48383
www.whitelaketwp.com/fire.com
Phone 248-698-3993 ext. 3
Fax 248-698-8982
[redacted]

"Next to creating a life, the finest thing a
Man can do is save one." – Abraham Lincoln

HPHA Board Meeting 9-12-2026

No Parking signs on Irene Blvd.

Broken Glass on Roads

Weed Control and Clean up on Irene and South Bryan Eyebrow (TPC given go ahead beginning of Aug.)

2026 Road Repair

Violations

Annual Meeting reminder 10-20-26

Attachments: Mary Earley document package

Hidden Pines Homeowners Association Board Meeting 9/12/26

Present Board Members: Larry Juliano, Erik Honnila, Stacy Kildal

Business Unit: John Earley, Mary Earley

ME: The big thing is the No Parking signs. We sent an email to everybody back on the 3rd of September, about an unnamed co-owner who has complained the No Parking signs were not replaced on Irene Blvd. We've got Planning Commission minutes from 1995 regarding the Phase II site plan, and it included this particular piece which is Irene Blvd. We have all of the original drawings for the subdivision, and it states right on the original drawings that there's supposed to be No Parking signs. It didn't say how many, didn't say where to put them.

This picture was taken before they were all removed, but was not after the graffiti. You can see they're bent and you can't read them because the paint was worn off. The one picture is the overhead that shows where they were. We sent the email and we sent you a copy of the letter that we sent to the Township in 2024. We told them why we didn't want to put the signs back up. And so, they answered, and this was unofficial; it was from the Planning Department and the Fire Marshal. They said it was okay with them. So, after this unnamed person went to the township and said, "There are supposed to be signs there; get the signs back up", we got a call advising us about the complaint. We went in this last week and had a meeting with Sean O'Neil. Actually, we went in to see Sean with questions about how we should/could put the signs back.

JE: That was really why we went to see him, but Mary's going to say that the conversation turned a little different than that.

ME: Yes, it did because Larry was there, too. It was just so much crap.

LJ: Can we put one at the top of the hill and one at the bottom of the Hill? What else, just two?

JE: Strictly speaking, no. But where this gets really big is residential, in HOA roads. When it's municipal roads, they've got much more verbiage about how many, how far apart they have to be, how high they have to be – all that stuff. So this is why we're in a quandary about this, because when it gets into HOA especially – and this drawing didn't help because it didn't show where they should be. And these were the questions that we had for him. Based on MUTCD, if we put the signs back, this is what the sign would be – strictly No Parking.

ME: The ones on those original pictures show there's a P with a cross through it, and there's writing at the bottom and we cannot read it. I called Unit 38 the other day and he doesn't remember what it said. Larry doesn't remember what it said. So, we haven't contacted Unit 39 or Unit 89, and the new people in Unit 91 wouldn't have any idea. The bottom of the sign has to be at least 7 feet above the ground,

and they have to be at least 12 inches from the curb, so we have some questions about that. There has to be the MUTCD, which is the Manual on Uniform Traffic Control Devices, and that's what – 600 pages? John had tried to download the MUTCD... according to the drawing, the blueprint, there are some restrictions.

JE: Oh yeah. I went to start to download... I just quit. So they've got all kinds of demands about how many feet apart they can be. They say to put a sign at the beginning of the zone. Well, that's, you know, if you're on a street; but then what about private roads? And, of course, they have conflicting information, which doesn't help anything.

ME: Anyway, included with the blueprint that they gave us, are the PC minutes from 1995, and most of this discussed Irene Blvd. They briefly discussed a couple of other things: the retention basin down by Unit 62 and wrangling about the entrance directly to White Lake Rd. which we were all told was going to be there – and then it wasn't. This was before Dominic was on the PC, and then he was kicked off when they found out he moved without telling them. So they went on and on and on about Irene Blvd. and everything, but they never discussed the signs and they did not explicitly call it a Fire Lane. I don't know if those signs said Fire Lane.

JE: There are regulations on what a Fire Lane is. You need red curbs. And there are other regulations on Fire. There are no hydrants.

ME: So in those PC minutes there was a lot of consternation about what was going on with Irene. But, anyway, that's how they left it. There was to be an Engineering study done re: the safety issue around eliminating the White Lake Rd. access. So, we went to see Sean with these questions. Can the signs go back where they were? The answer was 'yes'. Can they be adjusted from where they were? – because when we were looking, and that was before John made those prints, the one by Unit 38 – if it's too close to their driveway- they're backing out because they don't have a turnaround, that could obscure their view. So, if we move it up a little bit to Unit 27, that's fine. The pictures look like they already are anyway. Unit 38 didn't remember the exact placement, either. When you look at these pictures you can really see pretty easily where they should go. Larry's right here would be right opposite those utility boxes, right?

LJ: But considering there's only a couple of houses, why not put one sign up there by Unit 27 and one down by Unit 89?

JE: I don't know. Since we don't have enough verbiage about how many and how far...

LJ: And there's only one way - you're driving in that direction. It's not like you can say, "Oh, I didn't know I could because I came in from this other way." No, because you saw it here and you saw it here.

JE: Yeah, I don't know. That's a point we could raise. We can ask them about that. The whole thing is lame, and a lot of it is instigated by the argument about putting Irene in in the first place that way, with a center island.

EH: But it's put us there; you're not going to get around that.

SK: Yeah, right.

JE: Well, you could remove the center island. In fact, that...

EH: I don't want to pay for that.

JE: Well, when we got it repaved, we talked about it. And I don't, I never got as far as getting a quote. But, that wasn't for that reason. It was because there isn't any irrigation out there. We really thought those trees weren't going to survive.

ME: Part of, you know that John and I go to Planning meetings. A lot of the talk, and when they're making plans, include things like plantings –how many trees you have to have, how much open space, how many bushes. So those trees in the island out here are counted as part of that. But you can't find anything is those minutes that talk about...they would have been in the original or Final Site Plans. We asked about using wood posts. If we put in the metal kind they had before, they call that a channel...

JE: No, they were not channels. They were regular farmer's fence posts because they had the little hooks to hook the wire on. The channels are what you see out, like on White Lake Rd. there.

ME: So, if we use something like that, that's a lot harder to put in. You've got to get a special tool to ram it in the ground and everything. And the old people that we have...

EH: I've got the manual tool to do that with, but...

ME: A sledge hammer?

EH: No, that's...just a pipe with a cap on and some handles welded on it. I've got that.

JE: It's using it. It's, when you do wood posts, all you have to do is take a post-hole digger and make a two foot hole. I'd rather do a wood post than a steel post.

LJ: More maintenance, but...

JE: That was what we asked. They look better. As I recall, he never actually answered that. But, we told him all the signs in Phase I are wood. But then, he went with metal in Phase II. It was cheaper.

ME: Irene's the transition. Down in Phase II, they're pipes, they're round. Irene has got fence posts, and he went with the cheap green and white signs, too – instead of the carved ones. So, anyway, we asked about the wood posts. Can they extend above the sign? I think he didn't make any comment on that. Can the police ticket on private roads? No.

JE: No, they can't. We talked to Sgt. Snow about this when she made her PACT call to us yesterday. We went through this several years ago. We would have to sign it all over to the Township and they could be patrolling the neighborhood.

SK: Is it an either/or situation?

EH: Yes, and that would be go-karts, snowmobiles, golf carts...I'm not so sure they can take a car.

JE: So, we got into that with Unit 86 down there. His lawyer took pictures of cars all around our neighborhood. We didn't recognize even one of those cars. I think they were planted.

EH: I remember that.

JE: So, anyway, the cops, they're not going to... they can write a ticket on that car. But how do we enforce it? We don't know whose car that is. We can't afford to tow it.

EH: That's right. Crazy part about all of this, and I think a lot of this was instigated by the parking at Unit 38, well 100%. And it happens again; well, occasionally. I mean, it's not like it's every single day, every single week. It's maybe once a quarter. They may have a Bible meeting there, or a sort of a church-related meeting there. How is that day different than having a graduation party and all the people are parking there? There's no difference to it.

LJ: No. It's like on Irene; everybody gets pissed because people park across the street. Everybody parks across the street when you're having a party.

SK: Exactly, because it's amusement and nobody lives across the street (E. Alyssa Ct.), and no one's going to. That works out pretty good, actually. It does work out, every single day, all day long.

EH: But that was what got her rankles up before.

ME: Well, and I'm sure they had Bible school out here, and they had a bunch of cars.

JE: The only one I even remember enforcing with the spirit of what's highlighted here is (previous) owner of Unit 27; yeah, because he kept the truck parked there day after day. Yep, that's the only one I ever remember. There was, I think, one across the street from us. A kid parked his car on the street: but that's what that was used for, not graduation parties.

EH: It's still petty and still tacky. I also happen to know there are some other things going on behind the scenes between those two (Unit 38 and unnamed co-owner). And I told them both no different occasions. You drop it? Yeah. Let it go. Is that that big of a deal? Well, you know, I understand where you're both coming from, and I get it, but leave it, let it go.

ME: What are the things behind the scenes? Well, one of the complaints is because they (Unit 38) have little kids. They come riding down the driveway. They may run out in the street between parked cars. They're going to get killed. So, sorry, but that's on the parents. That's not on her.

SK: Well, also, slow down.

EH: Yeah, and I've said that for years. I mean, I'm still walking in general, going back to my walking schedules, and there are so many times I walk – and I walk on the left side of the road. Okay? Walk into the flow of traffic so you can see people, right? And cars come up the other side coming into the neighborhood; they're doing 50 miles and hour. And they live here, and I know where they live.

SK: I know, same. I walk every day, every day. It's a great neighborhood for walking because it's safe. You see people from their own neighborhoods will come in here and walk because it's safe. That was the one thing I had heard about anyway, so stupid. It is petty and it gets worse, but I'm just at a point – it's like the one, knock it off. Stop. Yeah, just be kind.

JE: Yeah, I don't understand that. But the thing is, there's a legitimately, legal point here. But the Fire Marshal, certainly the police, they don't want to come in here and enforce traffic. No, they earn their pay whether they come in here and harangue people or not. They don't want to be doing that; but they have also dealt with that one (unnamed co-owner) before. I've talked with police officers before – the multiple calls. You get one person in the neighborhood that calls us a lot. "How about people walking through the woods back there?" The one person is calling every single day about people walking too close to their property. That's why we put the sign up. There was a threat to sue.

EH: But Larry and I talked about this earlier. I'm tired of having one voice out of 91 determine what we do in this neighborhood.

SK: Right, right. It's like, oh, come on, people. Just relax. Live together. What's the problem? It's not hard to beat. The problem is...walk away. When it's a... there's a leader. There's a leader. I would like to stand. I get that, too.

JE: But if it does you any good to calm you down, her batting average is not always great. It's almost zero.

SK: I know. But it's the pestering, and it's the fact that Now I have to take a Saturday afternoon and do this (expletive).

LJ: Have a cookie.

JE: Her batting average is not very good. She did come into the Township office again about a naked kid riding a bike. A Big Wheel?

(Discussion about the naked kid)

ME: Okay, so what do we -are getting back to this.

SK: What do we need to do with this?

Okay. We said, "What can we do?" We can present pretty much what we did two years ago, and say, "Here's why we don't want to be bothered with No Parking signs." Then this will be put on the Agenda for the next Planning Commission meeting.

LJ: Well, what I don't understand, the Fire Marshal said it was okay to take the signs down. Fire Marshal had no problem with the idea of getting their truck down this road. And to me, that is the core to all of that.

JE: We've got to amend the drawing. You have to open it up. I got the old...

SK: So, is there a motion that we need to make right now to amend the drawing? I'll make it. If it goes...

ME: Yeah, but then it has to go to the Board. We're not ready for a motion.

SK: If we take... but I have to be gone by 3 o'clock. Okay, so I have a half hour.

ME: We take this to the Planning Commission, they're going to look at everything, and we've been to enough meetings; we know how they act. They're not going to okay this. They're going to say,"No, the drawings say, 'No Parking' signs. You need to stick to that." It would mean opening up everything, almost like starting over again – back to why we need a quorum.

JE: Yeah, I was amazed that he was as optimistic as he was. I think we still have a 50/50 chance of whether this would pass or not. And even if they approve it, then it goes to the full Township Board; they give full approval now for Final Site Plan. And I don't think they would go for it, either. I think they would say, "No, you have to have 'No Parking.'"

LJ: So, let's go back to the, that's Option A. What is the minimum we need to have? Can we put them in exactly as they were –four; and in exactly the same spot; all for four homeowners that could be parking on the street? So don't forget that. There are only four of us.

ME: No, there are five.

LJ: Who's five? Unit 39 never parks on Irene. They park on their own grass.

ME: Are they parking in front of their home. Their driveway hits Irene.

LJ: Yes, but they don't park on the street. Only four people that that are actually Irene addresses are the people that would park on the street. You could go around and give each one of these a 'No Parking' thing and forget the signs. It says in our bylaws there's no parking on these.

ME: Just back to the drawing. The drawing says you've got a sign, but that can be amended. If the Planning Commission and the Board approve it, and we don't think they are – our opinion is it stands a chance in hell when that happens.

JE: See, if you look at these in our Bylaws...unless we become as aggressive as the unnamed co-owner that's going in there as often, and get them to push for amending it. The Association may make reasonable rules, regulations. So, we're going to make a rule to ...

LJ: Can we make a rule or regulation about the drawing?

JE: No, no. That's where she has the silver bullet. That's set up at the time the neighborhood is established – before the co-owners even have it.

EH: Let's go for it. Can we issue a deviation request to the Township Board – make a deviation request for removing the signs?

JE: It isn't anything that the homeowners association can do. It has got to come from the Township, Planning Commission, actually.

LJ: So why not request them to... that is, that we can request it.

ME: That's us; but, we don't have the authority to do that.

LJ: So, yeah, let's make a request to deviate from the original plan.

JE: Well, that's what we're talking about, okay? That'd be simple. So that's what you want to do.

EH: I think that's what I want to do. That's the next step in the process. And we could make this a five or six-year process and this will outlast the unnamed co-owner.

JR: Oh, yeah. I asked him and he said there's no time frame on this.

LJ: So, are we going to spend any money?

ME: Well, she's turned it over to the Township, so I'm assuming they will get back to her. She didn't say anything to us (HPHA). We don't owe her an answer. We haven't spent any money.

JE: But she could bring suit against us. You could do it, but you're going to do – not a lawsuit – but ... Well, she'd have to do a lawyer first. Well, the way the Bylaws read, you have to do it by arbitration. But that still doesn't mean we wouldn't have to hire a lawyer.

EH: What can she bring suit against us on? Because we are, as a homeowners association, trying to legislate against the...

JE: We are working on her problem with the Township.

LJ: Well, yeah, that's what you'd say, but that's not what she's saying or why you would say. Well, her lawyers say we're working with Sean and he suggested we go this route, and we're working on that. That would be our defense. It's a stall tactic is what it is.

JE: Our defense really has to be a defense. In other words, we have to get in front of these authorities and say for reasons A, B, C, and D...Right. This is the reason why we can't do this; this is the reason why we can't comply with your drawing that we bought into when we moved in here. We bought into these drawings. But I think it's reasonable to request a deviation at this point in time because the signs have been down. Oh, we are only doing it as citizens, but we bought into the fact that the Fire Marshal said we could take down the signs, too. We bought into the fact that the Fire Marshal said they didn't need the signs there. That's very unofficial. It doesn't matter.

SK: If you could get a document out of it, is there a motion that we need to make? Do we need to vote on something? Okay, okay. I don't mean to be an (expletive), but I have a half hour. So, what do we need to do to move forward – that we apply to the Planning Commission for a deviation from the original site plan. I make a motion that we vote to do that. I make a motion that we do that application.

EH: I second it.

ME: You guys vote; we don't.

SK: Ayes all around.

The rest of the minutes concerned the other Agenda items and did not pertain to the issue at hand.

Respectfully submitted,
Mary Earley
Business Unit

Hidden Pines Homeowners Association
5850 Hidden Pines Trail
White Lake, MI 48383-1280

Attn: John Holland, WLT Fire Chief
Sean O'Neil, WLT Community Development Director

June 17, 2024

Re: 'No Parking' signs on Irene Blvd in the Hidden Pines Condominium.

Dear John and Sean,

The Hidden Pines Homeowners Association Board would like White Lake Township to consider granting permission to remove four No Parking signs from Irene Blvd. These signs were specified on drawing 'Hidden Pines Condominium Phase II, Sheet 4 of 15', which was submitted to the Planning Commission around 1994/95 and contained the note shown on the Attachment "Cornerstone sheet 4 of 15".

This subject was discussed informally with White Lake Township prior to 2022, and because we have no Police traffic enforcement, we were then advised that we would have to enforce No Parking using our Bylaws, which forbid on-street parking throughout the entire condominium. We have been successfully following this procedure since Hidden Pines inception.

The four "No Parking" signs on Irene Blvd. are in extreme disrepair and would require replacement (they are currently not in place). The opinion of the HPHA Board is that since we have no WLT traffic enforcement in the condominium, and the signs are a redundancy based on our Bylaws forbidding on-street parking throughout the Condominium, they (the HPHA Board) would like the signs permanently removed.

Our understanding is that in order to allow the removal of the signs, WLT would have to be comfortable that emergency vehicles and equipment could travel from Hidden Pines Trail to North/South Bryan Drive if cars were parked on Irene Blvd. in violation of Article VI, Section 9 of our Bylaws. Again, because we have no police traffic enforcement, using our Bylaws is our method for enforcing No Parking on our entire road system.

We would ask that you consider this request so that it can proceed to the Planning Commission for review.

Regards,
John and Mary Earley
HPHA Business Unit
5925 Pine Ridge Ct.
White Lake, MI 48383-1168
[redacted]

Attachments:
Cornerstone sheet 4 of 15
Gateway view of Irene Blvd.