



Annual Home Owners' Meeting
Wednesday, March 7, 2007

- **Neighborhood Watch Program and Crime Prevention**
- **2006 Board Activity**
 - Year in Review
 - Upcoming Activities
- **Neighborhood Improvement Goals**
- **Budget Performance**
 - 2006 Financials
 - 2007 Projections
- **Neighborhood Issues / Homeowner Concerns**
- **Election of New Board Members**

2006 Board Activity: Year In Review

- **Update of Neighborhood Directory**
- **Implemented a New Lawn Maintenance Plan to Reduce Costs**
 - Changed lawn maintenance contractor since previous contractor significantly raised costs
 - Reduced Cutting areas
 - Negotiated 3 year contract
- **Initiated Web-based Neighborhood Feedback Program**
 - Utilize website feedback forms
 - Note is automatically forwarded to **ALL** board members e-mail acct
 - Ensures better coverage / faster response to issues
 - www.thewoodlandssouth.com

2006 Board Activity: Year In Review

■ **Worked with Pulte to Finish Common Area**

- Commons still not officially signed off
- Northville Township still has not signed-off Pulte for commons area

■ **Continued Newsletter Publishing (although less frequent)**

■ **Set up Pond Maintenance Program for Common Area**

- “All Natural” Bacteria Products Used to Treat Water
- Algae problem due to lack of rain and no circulation
- Investigate aerator or fountain to help with this issue

■ **Initiated Cul-de-Sac “Island Beautification” Effort**

- Voluntary Contribution and Effort from Homeowners Bordering Islands
- 2 of 6 Cul-de-Sac’s Completed

2006 Board Activity: Year In Review

- **Assisted Neighbors in Resolving Issues**
- **Organized 2nd Annual Spring Clean-up**
 - Neighbors worked to fill several industrial-size garbage bags and pull large pieces of debris from our common land and woods.
- **3rd Annual Summer Picnic Cancelled! (No volunteers)**
- **Sprinkler System Repair**
 - Rain Sensor installed to prevent excess watering
 - Common Area Sprinklers behind lot 73 verified as missing and need to be re-installed in 2007

2006 Board Activity: Year In Review

- **Pushing Township to have Sidewalks along Oak Forest and Poplar Drives Completed: Will Need Homeowner and Township Approval**

- **Investigated Possible Mailbox Improvement\$ for 3rd time**
 - Stats on mailbox votes

- **Salt Application On Streets -- Only When Required**

2007 Upcoming Activities

- **Finalize Pulte Completion of Commons Landscaping**
- **3rd Annual Spring Cleanup -- End of April**
- **3rd Annual Neighborhood Picnic (Looking for Activity Champion)**
- **Update of Neighborhood Directory**
- **On-Going Newsletter Publication**
- **Investigating a Pond Aerator or Fountain to Prevent Algae Growth**

Long-Term Improvement Ideas

- **Rain Sensor for Sprinkler System (Completed 2006)**
- **Bench near Large Pond**
- **Sod Commons behind homes where seeded with “natural” mix**
- **Pond Aerator / Fountain**
- **Walking / Cross-Country Ski Path through Woods**
- **Mailbox Upgrades**
- **Other Ideas??**

Please use website feedback form to submit any additional ideas for future neighborhood improvements.

Mailbox Examples: Woodlands North is Considering These Options



New Photo??

Long Term Improvement Strategy / HOA Net Worth

■ **Proposed long term improvement strategy**

- Financially handled via a special assessment
- Requires a **Volunteer** Project Champion

■ **Benefits**

- Energized volunteer to drive the project and to collect quotes
- HOA Board provides assistance

■ **HOA Net Worth Strategy**

- HOA net worth (or “Reserves”) at end of year should be ~\$10000
- HOA board should only budget for planned long term expenses

2006 Budget Performance

	2006 BUDGET	2006 ACTUAL	Variance
INCOME			
2006 Assessments / Late Fees	21,450	11,041	(10,409)
2007 Assessments	0	8,160	8,160
	21,450	19,201	(2,249) Timing of payments
Expenses			
Commons Maintenance			
Grass Cut (Apr end - Oct end)	8,500	8,477	23
Water/Sewer			
Sprinkler Water	5,000	588	4,412 Used \$2100 credit
Sprinkler Maint./Winterization	150	876	(726)
Electricity	35	51	(16)
Snow Removal/Salt			
Snow Removal	5,500	3,278	2,222 Negotiated New 3 yr Contract
Insurance / Fees			
HOA Liability Insurance	2,000	2,420	(420)
Bank Checks, Fees	29		29
Taxes on Commons	200		200
Pond Maintenance			
Pond Maintenance	3,000		3,000 No payments/service
HOA Improvements/Activities			
Island Project	300	0	300
Postage/Supplies/Fees			
HOA Post Office Box	40	40	0
Postage & Supplies	198	64	134
Filing Fees	20	20	0
Website Fees			
Website domain name (10 yrs)	7		7
Website: annual hosting	99	99	0
	25,078	15,913	9,165
Net Income (Loss)	(3,628)	3,288	6,916

2006 Cash Flow

	<u>Actual</u>
<u>INCOME</u>	
2006 Assessments	11,000.00
2007 Assessments	8,160.00
Late fees	40.72
	19,200.72
<u>Expenses</u>	
Commons Maintenance	
Grass Cutting/Weed Control	8,476.50
Sprinkler System/Water	
Sprinkler Water (used \$2100.00 credit)	588.49
Sprinkler System Repairs	725.69
Sprinkler Maint./Winterization (16 zones)	150.00
Electricity (half year)	51.06
Snow Removal	
Snow Removal/Salt	3,277.50
Insurance	
HOA Liability Insurance	2,420.00
Postage/Supplies/Fees	
HOA Post Office Box	40.00
Postage & Supplies	64.03
Filing Fees	20.00
Website Fees	
Website domain name (10 yrs) (\$70 Paid 2004)	0.00
Website: annual hosting	99.00
	15,912.27
 Net Cash Flow	 \$3,288.45
 Cash in Bank as of Jan 1, 2006	 \$9,891.27
Net Cash Activity	\$3,288.45
Cash in Bank as of Dec 31, 2006	\$13,179.72
 Value of CD's	 \$12,500



2007 Budget

As of: March 7, 2007

	BUDGET
<u>INCOME</u>	
2007 Assessments	26,520.00
CD Interest	500.00
	27,020.00
<u>Expenses</u>	
Commons Maintenance	
Grass Cut (Apr end - Oct end)	8,700.00
Lawn Fertilize/Weed Control	850.00
Landscaping (mulch, weed) (islands, commons)	5,000.00
Sprinkler System/Water	
Sprinkler Water	3,000.00
Sprinkler System Repairs	500.00
Sprinkler Maint./Winterization (16 zones)	250.00
Electricity	120.00
Snow Removal	
Snow Removal Jan 1 - Dec 31	2,800.00
Road Salt	
Road Salt Applications 1.5 ton for sub; \$123/ton	1,100.00
Insurance	
HOA Liability Insurance	2,000.00
Pond Maintenance	
Pond Maintenance	3,000.00
Postage/Supplies/Fees	
HOA Post Office Box	40.00
Postage & Supplies	75.00
Filing Fees	20.00
Website Fees	
Website domain name (10 yrs) (\$70 Paid 2004)	0.00
Website: annual hosting	99.00
	27,554.00
Net Income (Loss)	(\$534)



Neighborhood Issues / Homeowner Concerns

Please voice any concerns at this time!

Election Of New Board Members

Thank You to the Following Board Members for Their Service

- **Cindy Harbin (1st Term, Year 2 of 2)**
- **Lance Giannola (1st Term, Year 2 of 2)**
- **Mike Romanowski (1st Term, Year 2 of 2)**

Continuing Board Members

- **Julie Gutzmann: Treasurer (1st Term, Year 1 of 2)**
- **Paul Frederick: President (1st Term, Year 1 of 2)**

New Board Member Nominations / Voting

- **Three Board Seats Open**
- **2 Year Term**



Thank You For Attending!