



! Reminder !

Annual Homeowners Association Meeting

Tuesday, March 18, 2008 @ 7:30 PM
Northville Township Hall (6-mile & Sheldon)
Lower Level Media Center

- **Agenda:** Annual Update & Board Member Elections



Annual Home Owners' Meeting
Wednesday, March 18, 2008

- **2007 Board Activity**

- Year in Review
- Upcoming Activities

- **Neighborhood Improvement Goals**

- **Budget Performance**

- 2007 Financials
- 2008 Projections

- **Neighborhood Issues / Homeowner Concerns**

- **Election of New Board Members**

2007 Board Activity: Year In Review

- **Replaced Mulch in Cul-de-Sacs and Commons**
 - Mulch applied to over 200 trees ... weeded first.
 - All Commons and all Cul-de-Sacs... in all over 100 yards of mulch.

- **Assisted Neighbors in Resolving Issues**

- **Continued to Worked with Pulte to Finish Common Area**

- **Continued Newsletter Publishing**

- **Update of Neighborhood Directory**

- **Shoveling and Salt Application added for Elm Park Sidewalk –
Aspen Vallel & Walnut Ridge.**

2008 Upcoming Action / Activities

- **On-Going Newsletter Publication & Neighborhood Directory Updates**

- (GOING GREEN! ON WEBSITE ONLY)

- **Respond to Homeowners Issues as Required**

- **Picnic / Block Party**

- **Ongoing Grounds Maint. Issues –**

- Grass, Weeds, Fallen Trees, Snow, etc
 - Spring Cleanup -- End of April or Early May
 - Provide Guidelines for Mailbox Replacement
 - Investigate Use Chemicals to Control Pond Scum – Main Pond Only
 - Finalize Pulte Completion of Commons Landscaping
 - Re-establish Sprinkler in Common Area (Adjacent to #74)
 - Ongoing Cul de Sack Improvement

Long-Term Improvement Ideas

- **Bench near Large Pond**

- **Other Ideas??**

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

<http://thewoodlandssouth.com/feedback.htm>

Long Term Improvement Strategy / HOA Net Worth

■ Proposed long term improvement strategy

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

■ 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

2007 Budget Performance

THE WOODLANDS SOUTH

2007 Budget Analysis

Jan 1, 2007 thru December 31, 2007

	2007 BUDGET	2007 ACTUAL	Variance
<u>INCOME</u>			
Assessments	26,520	18,261	(8,259) Timing of payments
<u>Expenses</u>			
Commons Maintenance			
Grass Cut (Apr end - Oct end)	8,700	8,870	(170)
Fertilizer	850	850	
Storm Damage		375	
Landscaping (mulch, weed)	5,000	4,925	
Electricity Overpayment		2,552	
Water/Sewer			
Sprinkler Water	3,000	1,627	1,373 Dependent on Season
Sprinkler Maint./Winterization	750	304	446
Electricity	120	100	20
Snow Removal/Salt			
Snow Removal & Salt	3,900	5,838	(1,938) Due to salt applications/ Dependent on Season
Insurance / Fees			
HOA Liability Insurance	2,000	1,936	64
Pond Maintenance			
Pond Maintenance	3,000		3,000 No payments/service
Postage/Supplies/Fees			
HOA Post Office Box	40	0	40
Postage & Supplies	75	109	(34)
Filing Fees	20	0	20
Website Fees			
Website domain name (10 yrs)	0		0
Website: annual hosting	99	99	0
	<u>27,554</u>	<u>27,585</u>	<u>(31)</u>
Net Income (Loss)	(1,034)	(9,324)	(8,290)

2007Cash Flow

THE WOODLANDS SOUTH
Statement of Cash Flow
Jan 1, 2007 thru December 31, 2007

As of: January 31, 2008

	<u>Actual</u>
<u>INCOME</u>	
Assessments Collected	18,260.84
Other	
	<hr/> 18,260.84
<u>Expenses</u>	
Commons Maintenance	
Grass Cutting	8,870.00
Lawn Fertilize/Weed Control	850.00
Tree Fertilize, Maintenance	0.00
Path maintenance	0.00
Storm Damage	375.00
Landscaping (mulch, weed) (islands, commons)	4,925.00
Electricity Overpayment (DTE)	2,552.32
Sprinkler System/Water	
Sprinkler Water	1,627.42
Sprinkler System Repairs	0.00
Sprinkler Maint./Winterization (16 zones)	303.50
Electricity	100.28
Snow Removal	
Snow Removal/Salt	3,331.25
Road Salt	
Road Salt Applications	2,505.63
Insurance	
HOA Liability Insurance	1,936.00
Postage/Supplies/Fees	
HOA Post Office Box	0.00
Postage & Supplies	109.11
Filing Fees	0.00
Website Fees	
Website domain name (10 yrs) (\$70 Paid 2004)	0.00
Website: annual hosting	99.00
	<hr/> 27,584.51
Net Cash Flow	<hr/> (\$9,323.67) <hr/>
Cash in Bank as of Jan 1, 2007	\$13,179.72
Net Cash Activity	(\$9,323.67)
Cash in Bank as of Dec 31, 2007	\$3,856.05
Value of CD's	\$13,000
A/R Due From DTE	\$2,552



2008 Budget

THE WOODLANDS SOUTH BUDGET

Jan 1, 2008 thru December 31, 2008

As of: January 31, 2008

	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)	8,900.00
Lawn Fertilize/Weed Control	850.00
General Clean up & Storm Damage	1,000.00
Sprinkler System/Water	
Sprinkler Water	2,000.00
Sprinkler System Repairs	1,500.00
Sprinkler Maint./Winterization (16 zones)	250.00
Electricity	120.00
Snow Removal	
Snow Removal Jan 1 - Dec 31	3,450.00
Road Salt	
Road Salt Applications	3,500.00
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	125.00
Filing Fees	20.00
Website Fees	
Website domain name (10 yrs) (\$70 Paid 2004)	0.00
Website: annual hosting	99.00
	26,854.00
Net Income (Loss)	\$166

Neighborhood Issues / Homeowner Concerns

Please voice any Questions or concerns at this time!

Or You Can Always Visit the Website @

<http://thewoodlandssouth.com/feedback.htm>

Election Of New Board Members

Thank You to the Following Board Members for Their Service

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

Continuing Board Members

- **Duane Redick: Secretary (1st Term, Year 1 of 2)**
- **Steve Hamilton: Vice President (1st Term, Year 1 of 2)**
- **Sandeep Khatiwala: Vice President (1st Term, Year 1 of 2)**

New Board Member Nominations / Voting

- **Two Board Seats Open (President & Treasurer) ; 2 year term ;**
- **One Special Projects / Events Coordinator to Assist Board (NEW! Position) - 1 Year term (Non-voting member)**



Thank You For Attending!