



Annual Home Owners' Meeting
Saturday, March 14, 2009

- **2008 Board Activity**

- Year in Review
- Upcoming Activities

- **Neighborhood Improvements Goals**

- **Neighborhood Issues/Homeowners Concerns**

- **Budget Performance**

- 2008 Financials
- 2009 Projections

- **Neighborhood Issues / Homeowner Concerns**

- **Election of New Board Members**

2008 Board Activity: Year In Review

■ Commons Area Updates

- Reseeding by Pulte/replacing barn grass with traditional grass seed
- Repairs to rain sensor (performed by HOA member at no charge)
- Removal of fallen trees over walking path bridge (performed by HOA member at no charge)
- Trimming of walking path bridge area foliage overgrowth (performed by HOA member at no charge)
- Sprinkler box battery replacement
- New sod at walking path entrance Pulte Landscape Obligations
- Builder released from all obligations by Township
- \$3935.00 and \$100.00 bonds refunded

■ Updated Resident Directory Printed and Distributed

■ Spring Clean-Up

■ New Mailboxes Installed

■ Subdivision Picnic

■ Professional Pond Maintenance Initiated

- Application of natural bacteria to bind up nutrients at the pond bottom
- Removal of floating branches and man-made debris
- Application of mosquito bricks to help prevent larva growth

■ Renewed Charter One Certificates of Deposit

■ Initiated Web-based Neighborhood Feedback Program

■ Renewed Pond Maintenance Contract (1 Year)

■ Renewed Lawn Maintenance Contract (1 Year)

2009 Upcoming Activities

- **Annual Spring Cleanup**
- **Annual Neighborhood Picnic (Looking for Activity Champion)**
- **Update of Neighborhood Directory**
- **On-Going Newsletter Publication**
 - Electronic vs. printed
- **Renew or Sign New Snow Removal Contract**

Neighborhood Improvement Goals

- **Well Feasibility – for watering commons area**
- **Cleaning/Sealing of Walking Path Bridge**
- **Walking Path Map at Entrance**
 - Under Plexiglas; detailing mileage for the different routes
- **Street Signs**
 - same manufacturer as mailboxes
- **Mulch and/or plantings for court islands**
- **Other Ideas??**

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

Neighborhood Issues/Homeowner Concerns

■ Car Street Parking

- During the winter season, parked cars must be moved to facilitate snow plowing

■ Homeowner Lawn Maintenance

- Weeding, edging and weed whacking are homeowners responsibilities
- Homeowners on corner lots are responsible for boulevard maintenance as well

■ Homeowner Snow Removal

- Don't plow snow out into the street. This is illegal and subject to fines.

■ Invisible Fence Installations

- Make sure you are not infringing on your neighbor's property or the commons area

■ Frequent and/or Habitual Barking Dogs

- Violation of Township Nuisances Ordinance 53-7

■ Pets Must be Leashed and Curbed

■ Vehicular Parking and Storage

- No trailer, mobile home, bus, boat trailer, boat, camping vehicle, motorcycle, recreational vehicle, commercial or inoperative vehicle of any description shall at any time be parked, stored or maintained on any Lot, unless stored fully enclosed within an attached garage or similar structure;.

■ Trash Pick-Up

- No trash may be curbside earlier than 4:00pm on Tuesday

2008 Budget Performance

Statement of Operations

Twelve months ended: 12/31/08

Revenue

Homeowner assessments	\$	48,604.00
Interest - CDs	\$	454.56
Special Assessment (Mail Box)	\$	16,535.00
		65,593.56
	\$	65,593.56

Expenses

Insurance	\$	(2,420.00)
Lawn Care	\$	(8,582.00)
Mail Box Payment	\$	(19,950.00)
Misc.	\$	(1,567.02)
Pond	\$	(750.00)
Snow	\$	(12,169.82)
Water	\$	(2,928.05)
		(48,366.89)
	\$	(48,366.89)

Income (Loss)

	\$	17,226.67
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Bank YTD transaction balance is
 \$16,772.11, the different is 454.56 due to
 CD interests



2008 Budget Performance

Balance Sheet

As of: 12/31/08

Assets

Current Assets

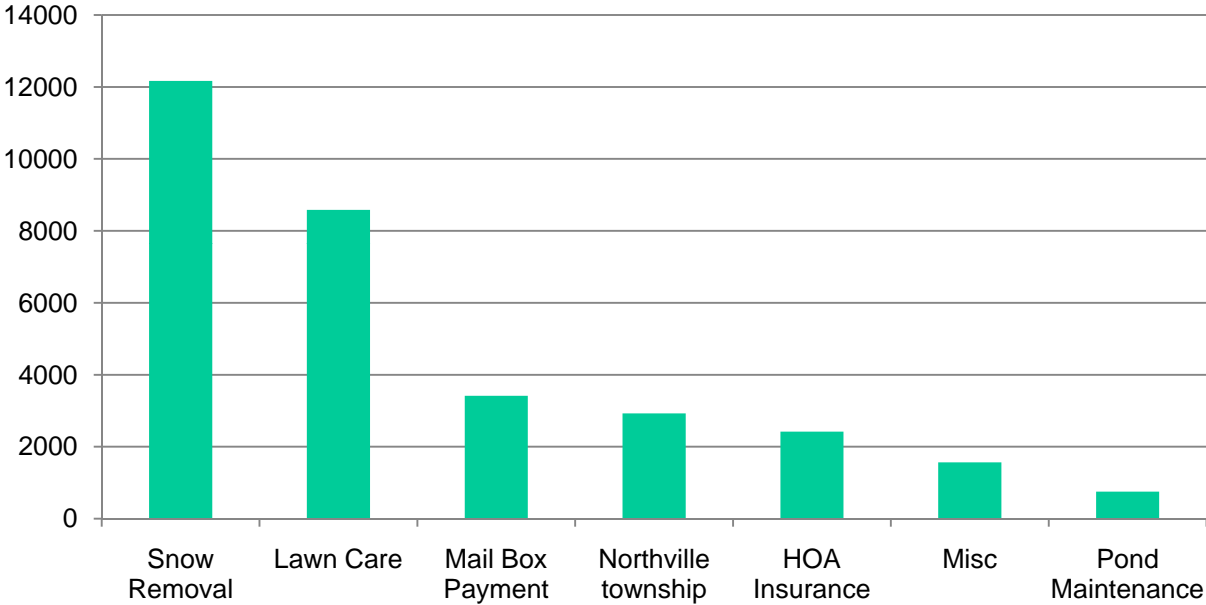
Checking account	\$	24,900.29
Certificates of deposit	\$	13,026.87
Interest Income	\$	454.56
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Total Assets	\$	<u>38,381.72</u>

Net Worth

Net Worth at beginning of year	\$	21,155.05
Change in net worth due to operations	\$	17,226.67
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Total Liabilities & Net Worth	\$	<u>38,381.72</u>



2008 Expenditure By Major Items



2008 Budget Performance

HOA 2008 Actual vs. Budget

		2008 BUDGET	2008 ACTUAL	VARIANCE	
Income	2008 Assessments	\$ 26,520.00	\$ 26,214.00	\$ (306.00)	
	CD Interest	<u>\$ 500.00</u>	<u>\$ 454.56</u>	<u>\$ (45.44)</u>	
	Sub Total	\$ 27,020.00	\$ 26,668.56	\$ (351.44)	
	Mail Box Special Assessments	\$ -	\$ 16,535.00	\$ 16,535.00	
	2009 Assessments	\$ -	\$ 22,100.00	\$ 22,100.00	
	Other, Legal Fee Reimbursement	<u>\$ -</u>	<u>\$ 290.00</u>	<u>\$ 290.00</u>	
	Sub Total	\$ -	\$ 38,925.00	\$ 38,925.00	
		Total Income	\$ 27,020.00	\$ 65,593.56	\$ 38,573.56
Expenses					
	Mail Box Payment	\$ -	\$ 19,950.00	\$ (19,950.00)	
	Commons Maintenance	Grass Cut	\$ 8,900.00	\$ 8,582.00	\$ 318.00
		Lawn Fertilize/Weed Control	\$ 850.00	\$ -	\$ 850.00
		General Clean up	\$ 1,000.00	\$ -	\$ 1,000.00
	Sprinkler System/Water	\$ 3,870.00	\$ 2,928.05	\$ 941.95	
	Snow Removal/Salt Applications	\$ 6,950.00	\$ 12,169.82	\$ (5,219.82)	
	Insurance	\$ 2,000.00	\$ 2,420.00	\$ (420.00)	
	Pond Maintenance	\$ 3,000.00	\$ 750.00	\$ 2,250.00	
	Postage/Supplies	\$ 185.00	\$ 180.76	\$ 4.24	
	Website Fees	\$ 99.00	\$ 99.00	\$ -	
	Others	Check Order	\$ -	\$ 75.20	\$ (75.20)
		Lawyer, letter	\$ -	\$ 282.00	\$ (282.00)
		Summer Picnic	\$ -	\$ 521.29	\$ (521.29)
		Sign	\$ -	\$ 328.77	\$ (328.77)
		Misc.	<u>\$ -</u>	<u>\$ 80.00</u>	<u>\$ (80.00)</u>
		Total Expenses	\$ 26,854.00	\$ 48,366.89	\$ (21,512.89)
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	Net Income/(Loss)		\$ 166.00	\$ 17,226.67	\$ 17,060.67
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Note:	Net Income/(Loss) Without Special Items	\$ 166.00	\$ (461.07)	\$ (627.07)	
	Special Items				
	Mail Box Subside		\$ (3,415.00)	\$ (3,415.00)	
Other Misc.		<u>\$ (997.26)</u>	<u>\$ (997.26)</u>		
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	Total Loss for 2008	\$ 166.00	\$ (4,873.33)	\$ (5,039.33)	



2009 Projected Budget

HOA 2009 Proposed Budget

		2009 BUDGET
Income	2009 Assessments	\$ 26,520.00
	CD Interest	\$ 400.00
	Sub Total	\$ 26,920.00
Expenses		
	Commons Maintenance	\$ 8,900.00
	Sprinkler System/Water	\$ 3,000.00
	Snow Removal/Salt Applications	\$ 11,500.00
	Insurance	\$ 2,420.00
	Pond Maintenance	\$ 750.00
	Postage/Supplies	\$ 185.00
	Website Fees	\$ 99.00
	Total Expenses	\$ 26,854.00
Net Income/(Loss)		\$ 66.00



Election Of New Board Members

Thank You to the Following Board Members for Their Service

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

Continuing Board Members

- **Cindy Harbin: President (2nd Term, Year 1 of 2)**
- **Derek Fan: Treasurer (1st Term, Year 1 of 2)**
- **William Hayes: Vice President (1st Term, Year 1 of 2)**

New Board Member Nominations / Voting

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



Thank You For Attending!