



Annual Home Owners' Meeting
Saturday, March 20, 2010

- **2009 Board Activity**

- Year in Review
- Upcoming Activities

- **Neighborhood Improvements Goals**

- **Neighborhood Issues/Homeowners Concerns**

- **Budget Performance**

- 2009 Financials
- 2010 Projections

2009 Board Activity: Year In Review

■ Commons Area Updates

- Springtime bridge area tree and foliage trimming
- Bridge power washed and sealed
- Walking path entrance posts stained
- Large hole in commons area repaired with gravel, topsoil and grass seed
- Weed killer, grass seed and fertilizer application to grass on Aspen Ridge that was damaged by winter CaCl applications (permanently discontinued 2009 contract)
- Walking path trench repaired

■ Resident Directory ; Updated, Printed and Distributed

■ ACC (Architectural Control Committee) convened

- Norm Harbin
- Karlyn Jones
- Mike Romanowski

■ ACC Architectural Controls Document Distributed

■ Spring Clean-Up

■ Renewed Charter One Certificates of Deposit

■ Renewed Lawn Maintenance and Snow Plow Contracts (3 years)

■ Renewed Pond Maintenance Contract (1 year)

2010 Upcoming Activities

- **Annual Spring Cleanup**
- **Annual Neighborhood Picnic (Looking for Activity Champion)**
- **Update of Neighborhood Directory**
- **On-Going Newsletter Publication**

Neighborhood Improvement Goals

- **Well Feasibility – for watering commons area**
- **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
 - Sidewalks need to be shoveled within 24 hours of a snowfall

- **Invisible Fence Installations**
 - Make sure you are not infringing on your neighbor's property or the common 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.

- **Trash Pick-Up**
 - No trash may be placed curbside any earlier than 4:00pm on Tuesday

2009 Monthly Expenses

Ending Date	Previous Balance	Check #	Amount	Payee	Invoice	Item/Service	Deposits	Current Balance	
31-Jan-09	\$24,900.29	1103	\$4,601.25	Midwest	39181 (Jan. \$430.00)	Salt/CaCl <i>\$4171.25 of \$4601.25 is for Dec bills pd in Jan.</i>	\$3,060.00	\$23,359.04	
31-Feb-09	\$23,359.04	1104	\$4,397.50	Midwest	39346, 39041A, 39267	Salt/CaCl	\$365.00	\$18,941.54	
		NA	\$365.00	Charter One	NA	Returned Check - Arastu 2009 Assessment			
		NA	\$20.00	Charter One	NA	Returned Check Fee			
31-Mar-09	\$18,941.51	1105	\$8.87	Cindy Harbin	NA	Office Supplies	\$730.00	\$16,122.42	
		1106	\$1,826.25	Midwest	39404, 39497	Salt/CaCl			
		1107	\$1,230.00	Midwest	39559	Salt/CaCl			
		1108	\$484.00	Johnston Lewis Associates	56105	HOA Insurance			
31-Apr-09	\$16,122.42						\$820.00	\$16,942.42	
31-May-09	\$16,942.42	1109	\$970.00	Midwest	39850, 39906	Sprinkler Start-Up and Head Replacement		\$15,972.42	
		1110	\$375.00	Clean Lake Improvements	50238	Detention Pond Treatment			
31-Jun-09	\$15,597.42	1111	\$111.00	Mike Romanowski	NA	Web Hosting Annual Fee		\$12,852.42	
		1112	\$484.00	Johnston Lewis Associates	56503	HOA Insurance			
		1113	\$1,200.00	Midwest	40198	Commons Area Mowing			
		1114	\$950.00	Jeff Brown	NA	Bridge Power Washing & Staining			
31-Jul-09	\$12,852.42	1115	\$8.16	Northville Township	NA	Water		\$11,415.05	
		1116	\$50.00	Paul Frederick	NA	Water for bridge power washing			
		1117	\$9.21	Cindy Harbin	NA	Screws for bridge repair			
		1118	\$1,370.00	Midwest	40540	Commons Area Mowing			
31-Aug-09	\$11,415.05	1119	\$375.00	Clean Lake Improvements	50309	Detention Pond Treatment		\$8,975.05	
		1120	\$20.00	State of Michigan	NA	Non Profit Tax Filing			
		1121	\$1,670.00	Midwest	40928	Commons Area Mowing			
		1122	\$375.00	Clean Lake Improvements	50542	Detention Pond Treatment			
31-Sep-09	\$8,975.05	1123	\$1,200.00	Midwest	41218	Commons Area Mowing		\$6,741.85	
		1124	\$484.00	Johnston Lewis Associates	57509	HOA Insurance			
		1125	\$44.00	Postmaster	NA	Post Office Box Annual Fee			
		Auto Pay	\$775.20	Northville Township	NA	Water			
31-Oct-09	\$6,741.85	1126	\$1,670.00	Midwest	41604	Commons Area Mowing	\$360.00	\$6,741.85	
		1127	\$1,137.50	Midwest	41770	2009-2010 Snow Plow 1st Installment			
		1128	\$125.00	Midwest	41727	Sprinkler Winterization			
		1129	\$375.00	Clean Lake Improvements	50738	Detention Pond Treatment			
30-Nov-09	\$3,524.35	1130	\$568.75	Midwest	41959	2009-2010 Snow Plow 2nd Installment	\$360.00	\$6,464.12	
		1131	\$770.00	Midwest	41829	Commons Area Mowing	\$5,400.00		
		1132	\$845.00	Midwest	42022	Commons Area Trench Repair			
		Auto Pay	\$636.48	Northville Township	NA	Water			
31-Dec-09	\$6,464.12	1133	\$91.85	Cindy Harbin	NA	Stamps, grass seed, gravel, topsoil	\$19,080.80	\$23,614.07	
		1134	\$484.00	Johnston Lewis Associates	58197	HOA Insurance			
		1135	\$568.75	Midwest	47323	2009-2010 Snow Plow 3rd Installment			
		1136	\$786.25	Midwest	42354	Salt			
			\$31,462.02				\$30,175.80		
\$24,900.29 Starting Checking Account Balance (January 2009) + \$30,175.80 Deposits (January - December 31, 2009) \$55,076.09					\$55,076.09 - \$31,462.02 (credits) = \$23,614.07 Ending Balance				



HOA Certificates of Deposit

Value upon maturity in August 2009:

1. \$5,716.07

2. \$4,597.16

3. \$3,458.09

Total = **\$13,771.32**

Certificates re-newed @ 1.00% APY

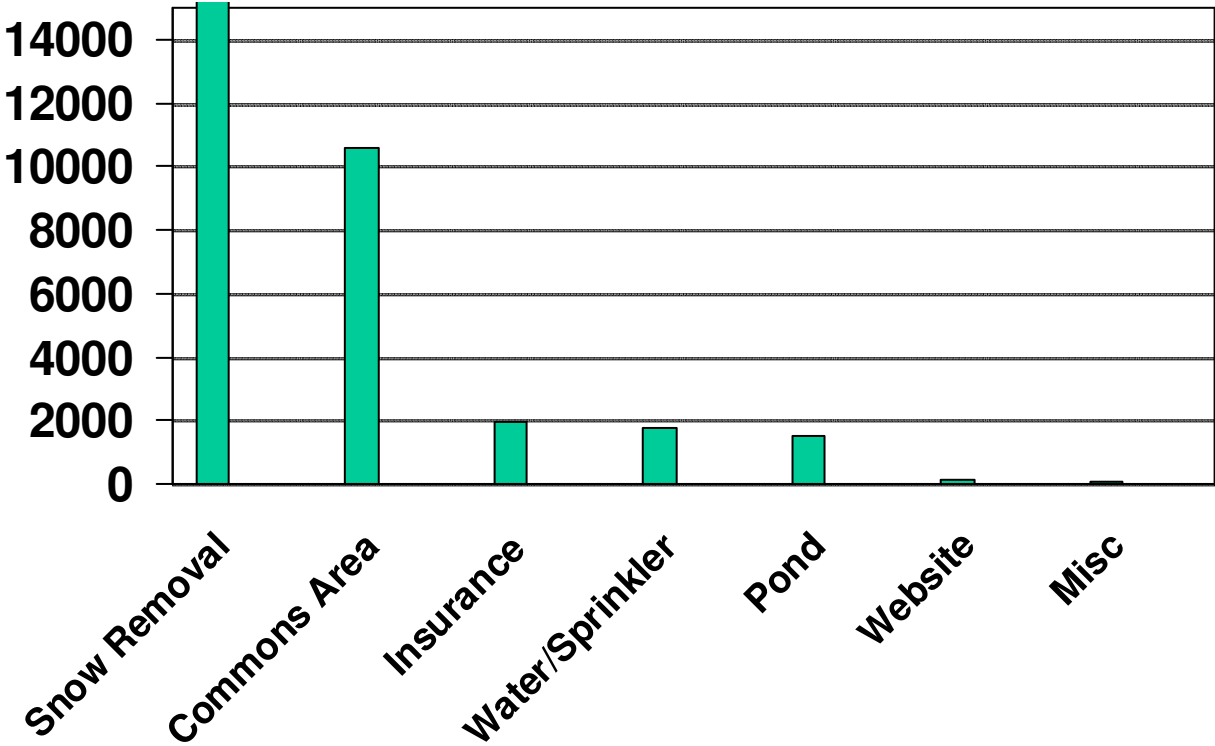
New maturity: March 23, 2010

2009 Budget Performance

WOODLANDS SOUTH HOA SEASONAL SALT AND PLOWING COSTS							
	Road Salt	Walkway CaCl	Seasonal Plowing		Plowing Over 6" Surcharge		Total for Season
			Road	Walkway	Road	Walkway	
November 2008	\$555.00	\$78.76	\$2,275.00	\$704.17			\$3,612.93
December 2008	\$3,977.50	\$467.50			\$175.00	\$50.00	\$4,670.00
January 2009	\$4,347.50	\$776.25			\$175.00	\$50.00	\$5,348.75
February 2009	\$1,850.00	\$225.00			<i>Discontinued in new 3-Year Contact effective Fall 2009</i>		\$2,075.00
TOTAL	\$10,730.00	\$1,547.51	\$2,275.00	\$704.17	\$350.00	\$100.00	\$15,706.68
October 2009			\$1,137.50				\$1,137.50
November 2009			\$568.75				\$568.75
December 2009	\$2,813.75		\$568.75				\$3,382.50
January 2010	\$2,682.50						\$2,682.50
February 2010	\$2,960.00						\$2,960.00
TOTAL	\$8,456.25	\$0.00	\$2,275.00	\$0.00	\$0.00	\$0.00	\$10,731.25



2009 Expenditures By Major Items



2009 Budget Performance

	2009			2010	
	Budget	Actual	Variance	Proposed	Inc/(Dec)
INCOME					vs. 2009 Actual
2009 Assessments	\$26,520.00	\$26,520.00	\$0.00	\$28,080.00	\$1,560.00
CD Interest (January-December)	\$400.00	\$335.99	-\$64.01	\$138.00	-\$197.99
Total Income	\$26,920.00	\$26,855.99		\$28,218.00	
EXPENSES					
Commons Area Maintenance					
Grass Mowing	\$8,050.00	\$7,800.00	\$250.00	\$7,800.00	\$0.00
Fertilizer	\$850.00	\$850.00	\$0.00	\$850.00	\$0.00
Bridge (powerwashing & sealant)	\$0.00	\$1,000.00	-\$1,000.00	\$0.00	\$0.00
Trench Repair	\$0.00	\$845.00	-\$845.00	\$0.00	\$0.00
Misc. Supplies	\$0.00	\$93.58	-\$93.58	\$100.00	\$100.00
Mulch	\$0.00	\$0.00	\$0.00		
Water/Sprinkler					
Sprinkler Water	\$3,000.00	\$1,419.84	\$1,255.16	\$2,500.00	\$1,080.16
Sprinkler Maintenance		\$75.00		\$75.00	\$0.00
Sprinkler Start-Up		\$125.00		\$125.00	\$0.00
Sprinkler Winterization		\$125.00		\$125.00	\$0.00
Pond Maintenance					
Bacteria Applications	\$750.00	\$1,500.00	-\$750.00	\$1,500.00	\$750.00
Snow Removal/Salt					
Plowing	\$11,500.00	\$2,275.00	-\$4,402.25	\$2,275.00	\$0.00
Plowing (snowfall over 6" deep)		\$225.00		\$0.00	-\$225.00
Road Salt		\$12,311.25		\$8,000.00	-\$4,311.25
CaCl (sidewalk)		\$1,091.25		\$0.00	-\$1,091.25
Insurance					
HOA Liability Insurance	\$2,420.00	\$1,936.00	\$484.00	\$1,950.00	\$14.00
Website Fees					
Website Domain Name (10 yrs for \$70.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Website Hosting Fee	\$99.00	\$111.00	-\$12.00	\$120.00	\$9.00
Postage/Supplies/Fees					
HOA PO Box	\$185.00	\$44.00	\$104.65	\$44.00	\$0.00
Stamps/Paper/Labels		\$16.35		\$25.00	\$3.65
Non-Profit Corporation Filing		\$20.00		\$20.00	\$0.00
Total Operating Expenses	\$26,854.00	\$31,863.27	-\$5,009.02	\$25,509.00	-\$3,670.69

Thank You to the Following Board Members for Their Service

- **Cathy Webb: President (1st Term, Year 2 of 2)**
- **Dale Jones: Vice President (1st Term, Year 2 of 2)**
- **Eric Frech: Vice President (1st Term, Year 2 of 2)**
- **Cindy Harbin: Treasurer (3rd Term, Year 2 of 2)**
- **Randy Jones: Secretary (1st Term: Year 1 of 2)**



Thank You For Attending!