



**Annual Home Owners' Meeting**  
**Saturday, March 19, 2011**

- **2010 Board Activity**

- Year in Review
- Upcoming Activities

- **Neighborhood Improvements Goals**

- **Neighborhood Issues/Homeowners Concerns**

- **Budget Performance**

- 2010 Financials
- 2011 Projections

## 2010 Board Activity: Year In Review

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### ■ Commons Area Updates

- Springtime Trimming (bridge area tree and foliage trimming)
- Mulch
  - Six Court Islands
  - Bench Area Path & 14 surrounding commons area trees (Walnut Ridge Court and Aspen Valley Drive)
  - 12 commons area trees at beginning of Oak Forest Drive walking path entrance
  - 3 trees in front of Oak Forest Drive wetland
- Walking Path Entrance Posts Stained
- Curb and Leash your Dog Signs Installed (walking path posts and bridge entrance)
- Pond Caution Sign Installed
- Lily Garden (mowed down as no volunteers to weed or maintain)

### ■ Resident Directory

- Updated, printed and distributed

### ■ Spring Clean-Up

### ■ New Street Signs

### ■ HOA Insurance Revisions

- Increased liability to 2M
- Added coverage for walking path bridge
- Premium increase - \$73.00

### ■ Mailboxes and Street Signs Waxed

### ■ Annual Spring Cleanup

- Bridge area tree and foliage trimming
- Dead Commons Area Grass – rake and re-seed
- Annual Neighborhood Picnic (Looking for Activity Champion)

### ■ Update of Neighborhood Directory

### ■ On-Going Newsletter Publication

## ***Neighborhood Improvement Goals***

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- **Well Feasibility – for watering commons area**
- **Walking Path Map at Entrance**
  - Under Plexiglas; detailing mileage for the different routes
- **Other Ideas??**

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

# Neighborhood Issues/Homeowner Concerns

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- **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

# 2010 Monthly Expenses

Ending Date	Previous Balance	Checks		Payee	Invoice	Item/Service	Deposits	Current Balance
		Check #	Amount					
31-Jan-10	\$23,614.07	1138	\$1,156.25	Midwest	42419	Salt	\$1,825.00	\$21,970.32
		1139	\$740.00	Midwest	42454	Salt		
		1140	\$786.25	Midwest	42511	Salt		
		1137	\$786.25	Midwest	42392	Salt		
28-Feb-10	\$21,970.32	1141	\$231.25	Midwest	42543	Salt	\$1,130.00	\$22,267.82
		1142	\$601.25	Midwest	42579	Salt		
31-Mar-10	\$22,267.82	1143	\$1,156.25	Midwest	42636 & 42679	Salt	\$13,851.64	\$33,869.10
		1144	\$971.25	Midwest	42714	Salt		
			\$105.16	HOA Checks	100327	CharterOne		
			\$17.70	CharterOne		Cash In CD Service Fee (disputed)		
30-Apr-10	\$33,869.10	1145	\$511.00	Johnston Lewis	59107	Insurance		\$33,375.80
			\$17.70	CharterOne		Service Fee Rebate	\$17.70	
31-May-10	\$33,375.80	1146	\$375.00	Clean Lake	71255	Pond Treatment		\$30,152.20
		1148	\$2,078.60	Midwest	42838	Mulch		
		1152	\$770.00	Midwest	43036	Mowing & Fertilization		
30-Jun-10	\$30,152.20	1147	\$10.47	Cathy Webb	NA	Round Up Weed Killer		\$25,689.73
		1149	\$1,200.00	Midwest	43182	Mowing		
		1150	\$2,630.00	Commercial Sign Co., Inc.	NA	Street Signs - deposit		
		1151	\$111.00	Mike Romanowski	27909475	Annual Web Hosting Fee		
		1153	\$511.00	Johnston Lewis	59647	Insurance		
31-Jul-10	\$25,689.73	1155	\$2,630.00	Commercial Sign Co., Inc.	6916	Street Signs - balance		\$21,031.73
		1156	\$2,028.00	Midwest	43607	Midwest		
31-Aug-10	\$21,031.73	1157	\$375.00	Clean Lake	71582	Pond Treatment		\$18,668.09
		1158	\$20.00	State of Michigan	NA	Non-Profit Filing		
		1159	\$23.64	Cindy Harbin	NA	Stamps/Mailbox Wax		
		1160	\$100.00	Sarah Jones	NA	Mailbox Waxing		
		1161	\$100.00	Mitchell Jones	NA	Mailbox Waxing		
		1162	\$1,370.00	Midwest	43963	Mowing & Fertilization		
		1163	\$375.00	Clean Lake	71624	Pond Treatment		
30-Sep-10	\$18,668.09	1164	\$114.80	Cindy Harbin	NA	Sign: Dog on Leash/Pond		\$15,984.09
		1165	\$511.00	Johnston Lewis	60303	Insurance		
		1166	\$44.00	Postmaster	NA	P.O. Box Annual Fee		
		1167	\$1,500.00	Midwest	44319	Mowing & Fertilization		
		Auto Debit	\$514.20	Northville Township	NA	Water		
31-Oct-10	\$15,984.09	1168	\$1,370.00	Midwest	44479	Mowing and Fertilization		\$14,239.09
		1169	\$375.00	Clean Lake	71982	Pond Treatment		
30-Nov-10	\$14,239.09	1170	\$1,137.50	Midwest	NA	2010-2011 Snow Plow 50% Deposit	\$8,740.00	\$23,188.51
		1171	\$18.00	Johnston Lewis	60615	Insurance -cost to increase liability coverage/bridge	\$380.00	
		1172	\$568.75	Midwest	NA	2010-2011 Snow Plow 25% Deposit	\$3,040.00	
		1173	\$895.00	Midwest	44919	Mowing/Fertilization/Sprinkler Winterization		
		Auto Debit	\$591.33	Northville Township	NA	Water		
31-Dec-10	\$23,188.51	1174	\$568.75	Midwest	NA	Final 2010-2011 Snow Plow Installment	\$3,040.00	\$33,085.76
		1175	\$42.00	Postmaster	NA	New PO Box	\$1,520.00	
		1176	\$529.00	Johnston Lewis	60913	Insurance	\$7,220.00	
		1177	\$185.00	Midwest	45168	Salt		
		1178	\$555.00	Midwest	45241	Salt		
		NA	\$3.00	CharterOne	NA	Paper Statement Fee		
			\$31,292.65				\$40,746.64	



# 2010 Budget Performance

			Seasonal Plowing		Plowing Over 6" Surcharge		Total for Season
	Road Salt	Walkway CaCl	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
<b>TOTAL</b>	<b>\$10,730.00</b>	<b>\$1,547.51</b>	<b>\$2,275.00</b>	<b>\$704.17</b>	<b>\$350.00</b>	<b>\$100.00</b>	<b>\$15,706.68</b>
October 2009			\$1,137.50				\$1,137.50
November 2009			\$568.75				\$568.75
December 2009	\$2,913.75		\$568.75				\$3,482.50
January 2010	\$1,942.50						\$1,942.50
February 2010	\$2,358.75						\$2,358.75
<b>TOTAL</b>	<b>\$7,215.00</b>	<b>\$0.00</b>	<b>\$2,275.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$9,490.00</b>
October 2010			\$1,137.50				\$1,137.50
November 2010			\$568.75				\$568.75
December 2010	\$1,757.50		\$568.75				\$2,326.25
January 2011							\$0.00
February 2011							\$0.00
<b>TOTAL</b>	<b>\$1,757.50</b>	<b>\$0.00</b>	<b>\$2,275.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,032.50</b>





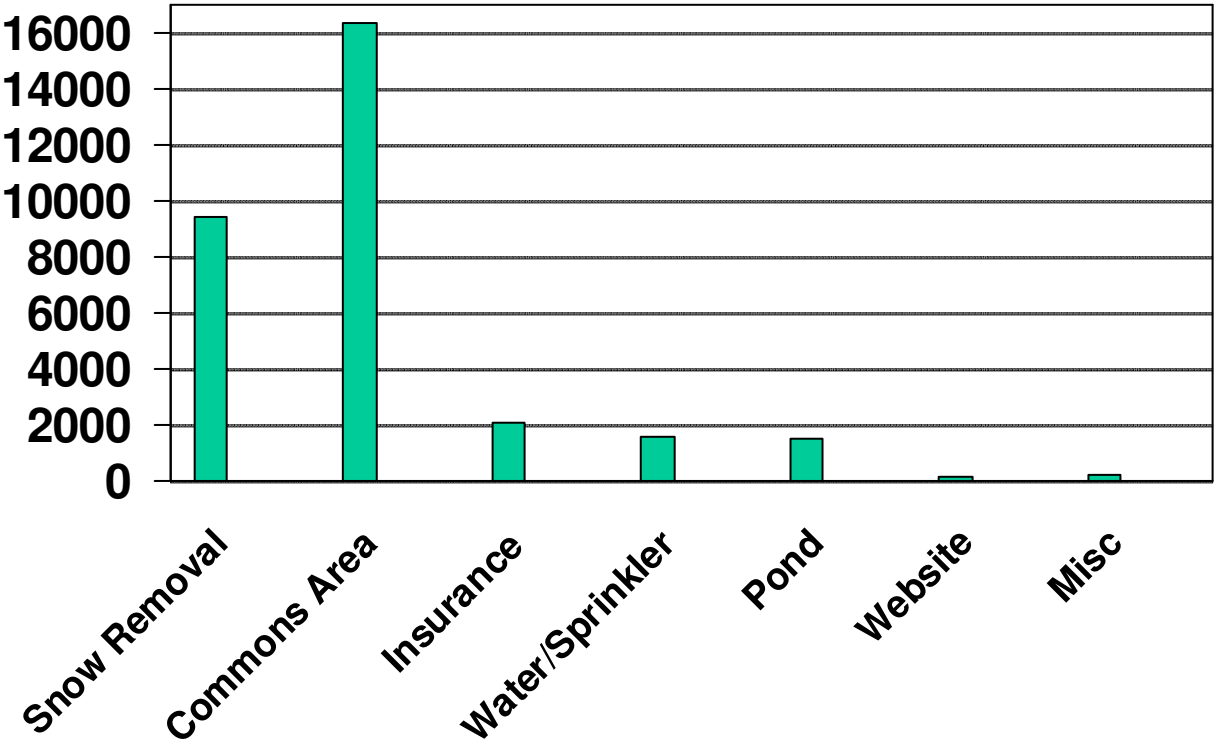
# 2010 Budget Performance

	2010			2011	
	Budget	Actual	Variance	Proposed	Inc/Dec
<b>INCOME</b>					<b>vs. 2010</b>
2010 Assessments	\$28,080.00	\$28,080.00	\$0.00	\$29,640.00	\$1,560.00
<b>Total Income</b>	<b>\$28,080.00</b>	<b>\$28,080.00</b>	<b>\$0.00</b>	<b>\$29,640.00</b>	<b>\$1,560.00</b>

## EXPENSES

<b>Commons Area Maintenance</b>					
Grass Mowing	\$7,800.00	\$7,800.00	\$0.00	\$7,800.00	\$0.00
Fertilizer	\$850.00	\$850.00	\$0.00	\$850.00	\$0.00
Pond and Dog Signs	\$0.00	\$114.80	\$114.80	\$0.00	\$0.00
Mailbox Wax and Waxing	\$0.00	\$214.84	\$214.84	\$225.00	-\$114.80
Mulch	\$0.00	\$2,078.60	\$2,078.60	\$0.00	\$10.16
Street Signs	\$0.00	\$5,260.00	\$5,260.00	\$0.00	-\$2,078.60
Misc. Supplies	\$100.00	\$10.47	-\$89.53	\$50.00	\$39.53
<b>Water/Sprinkler</b>					
Sprinkler Water	\$2,500.00	\$1,105.53	-\$1,394.47	\$1,500.00	\$394.47
Sprinkler Maintenance	\$75.00	\$233.00	\$158.00	\$200.00	-\$33.00
Sprinkler Start-Up	\$125.00	\$125.00	\$0.00	\$125.00	\$0.00
Sprinkler Winterization	\$125.00	\$125.00	\$0.00	\$125.00	\$0.00
<b>Pond Maintenance</b>					
Bacteria Applications	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	\$0.00
<b>Snow Removal/Salt</b>					
Plowing	\$2,275.00	\$2,275.00	\$0.00	\$2,275.00	\$0.00
Road Salt	\$8,000.00	\$7,168.75	-\$831.25	\$7,500.00	\$331.25
<b>Insurance</b>					
HOA Liability Coverage	\$1,950.00	\$2,080.00	\$130.00	\$2,200.00	\$120.00
<b>Website Fees</b>					
Website Domain Name (10 yrs/\$70.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Website Hosting Fee	\$120.00	\$111.00	-\$9.00	\$111.00	\$0.00
<b>Postage/Supplies/Fees</b>					
HOA PO Box (to close 9/2011)	\$44.00	\$44.00	\$0.00	\$0.00	-\$44.00
New HOA PO Box (to replace closed PO Box)	\$0.00	\$42.00	\$42.00	\$42.00	\$0.00
Stamps	\$25.00	\$8.80	-\$16.20	\$10.00	\$1.20
Paper Bank Statement (discontinued)	\$0.00	\$3.00	\$3.00	\$0.00	-\$3.00
HOA Checks	\$0.00	\$105.16	\$105.16	\$0.00	-\$105.16
Non-Profit Corporation Filing	\$20.00	\$20.00	\$0.00	\$20.00	\$0.00
<b>Total Operating Expenses</b>	<b>\$25,509.00</b>	<b>\$31,274.95</b>	<b>+5,765.95</b>	<b>\$24,533.00</b>	<b>-\$6741.95</b>

### 2010 Expenditures By Major Items



### **Thank You to the Following Board Members for Their Service**

- **Cathy Webb**
- **Dale Jones**
- **Randy Jones**
- **Cindy Harbin**
- **Mike Romanowski**



***Thank You For Attending!***