



HOA 2021 Annual Meeting
July 28, 2021

Agenda

- Welcome
- Board Member Introductions
- 2020 & 2021 Financials
- Cash Reserve Planning
- Catch Basin Repair Update
- HOA Commons Sidewalk Repaving Update
- New Business/Discussion

2021 Board Members

- John Woodman President
- Dale Jones Member
- Mike Romanowski Member
- Rose Peralta Member
- Joan Bisciotti Treasurer

2020-2021 Financials

Treasurer Reports

Financial Statement June

- June 2021 Report →

Cash in Citizens Bank as of June 01, 2021

Checking Account	\$	4,054.17
Savings Account	\$	214,641.00

Revenue

Savings Account Interest	\$	1.76
Total Revenue	\$	1.76

Expenses

commons landscaping	\$	750.00
Total Expenses	\$	750.00

Transfer from Savings to Checking	\$	1,500.00
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Cash Balance as of June 30, 2021

Checking Account	\$	4,804.17
Savings Account	\$	213,142.76
		<u>\$217,946.93</u>

Prepared By:

Treasurer - Joan Bisciotti

Approved By:

President - John Woodman

2020 Budget Performance

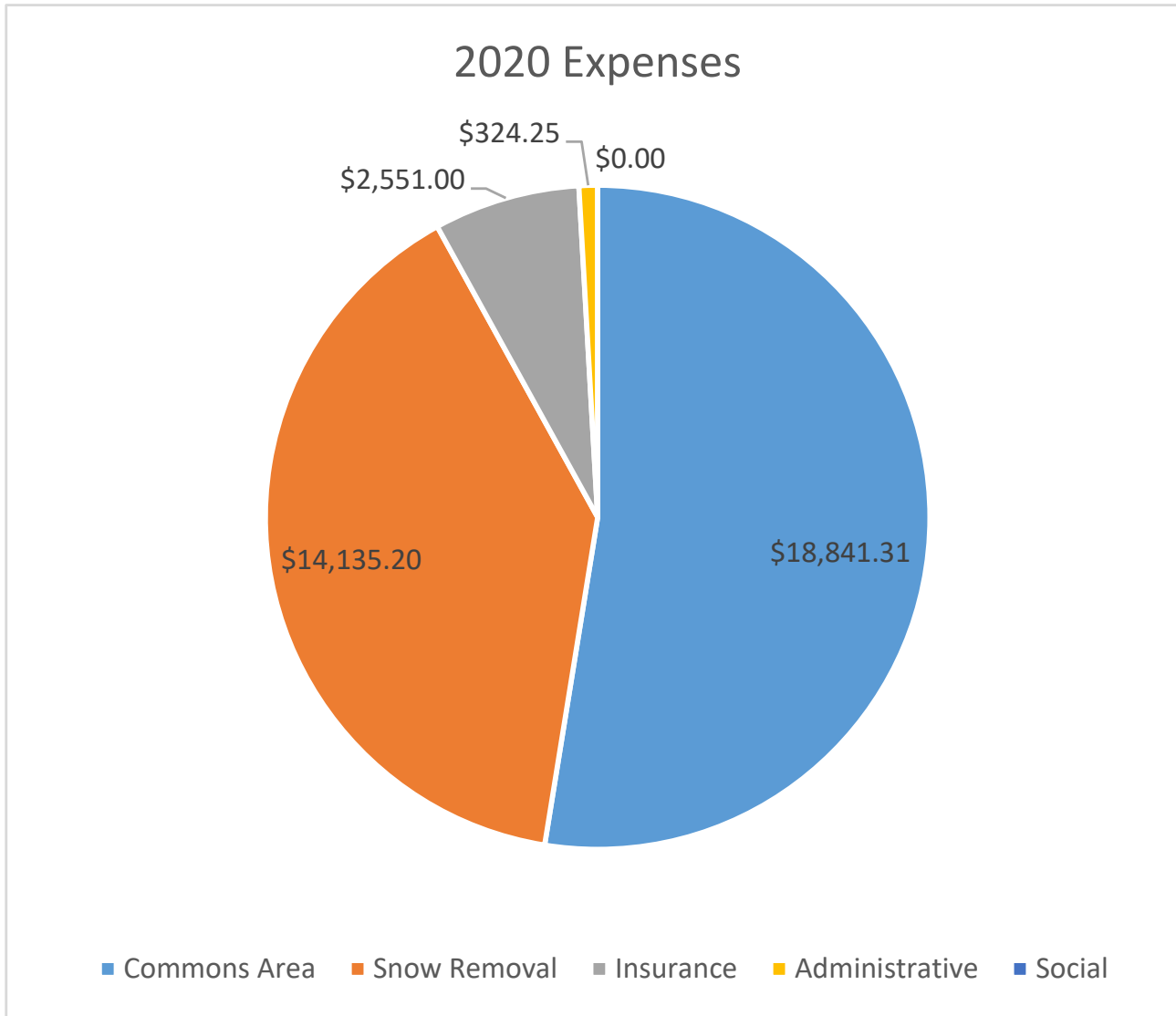
INCOME

	2020		2020
	Budget	Actual	Delta
2020 Assessments	\$69,810	\$69,810	\$0
Late Fees / Refunds / Interest		\$19	-\$19
Total Income		.	

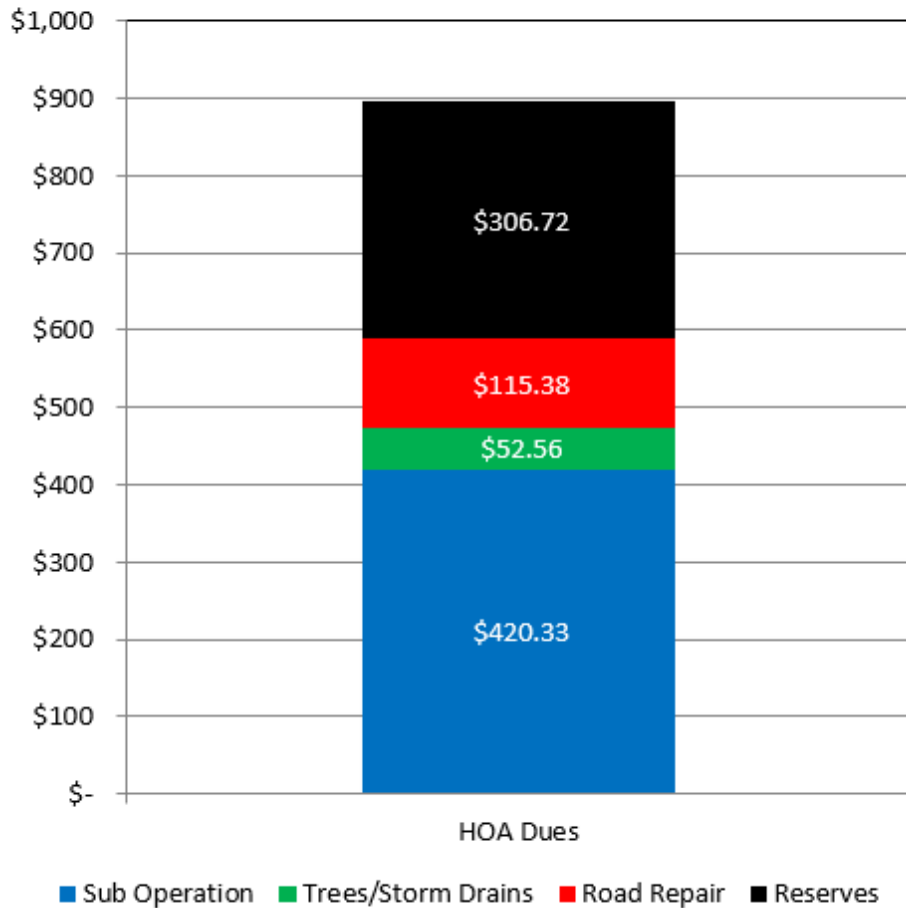
EXPENSES

Commons Area Maintenance			
Grass Mowing/Fertilizer (1-crabgrass, 2- broad leaf weed control and 1-root strengthening in fall)	\$12,500	\$12,461	\$39
Mulch	\$2,000	\$1,789	\$211
Road Repairs	\$9,000		\$9,000
Bridge Repair/Maintenance	\$400		\$400
Commons Area Tree Trimming	\$1,500	\$750	\$750
Commons Area Tree Removal / Maintenance (Leaf Removal)	\$200	\$91	\$109
Storm Drain Yearly Maintenance	\$2,000	\$3,750	-\$1,750
Signs and Mailboxes	\$0	\$256	-\$256
Snow Removal/Salt			
Snow Removal/Salt	\$15,100	\$14,135	\$965
Snow Removal (\$100.00 per hour for snow in excess of 10"; not to exceed \$400.00 per push)	\$400		\$400
Insurance			
HOA Insurance Coverage	\$2,551	\$2,551	\$0
Website Fees			
Website Hosting Fee	\$180	\$179	\$1
Postage/Supplies/Fees			
HOA PO Box Renewal	\$92	\$92	\$0
Stamps (assessment invoices, bills and miscellaneous mailings)	\$50	\$90	-\$40
Printing (Directory update forms, Spring Clean-Up flyers & HOA Newsletter and attachments)	\$50	\$115	-\$65
Assessment Envelopes and Address Labels	\$10	\$7	\$3
Non-Profit Corporation Filing	\$20	\$20	\$0
Social Activities			
Poplar Road 4th of July Decorations	\$25		\$25
Poplar Road Fall Decorations	\$40		\$40
Poplar Road Christmas Decorations	\$35		\$35
Ice Cream Social	\$80		\$80
Total Operating Expenses	\$46,233	\$36,287.23	\$9,945.77

2020 Expenses by Category



HOA Dues Analysis - Planned



HOA Dues Analysis - Actual

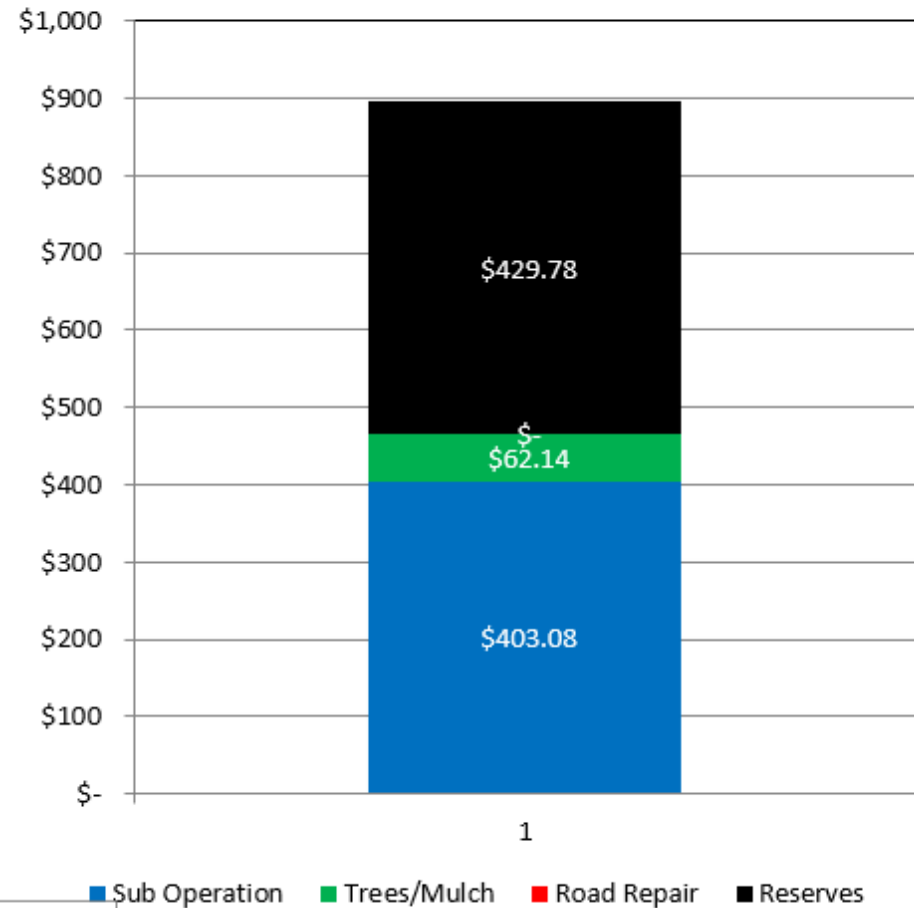


Chart Area

Road Repairs Postponed



2021 Budget as of June 26

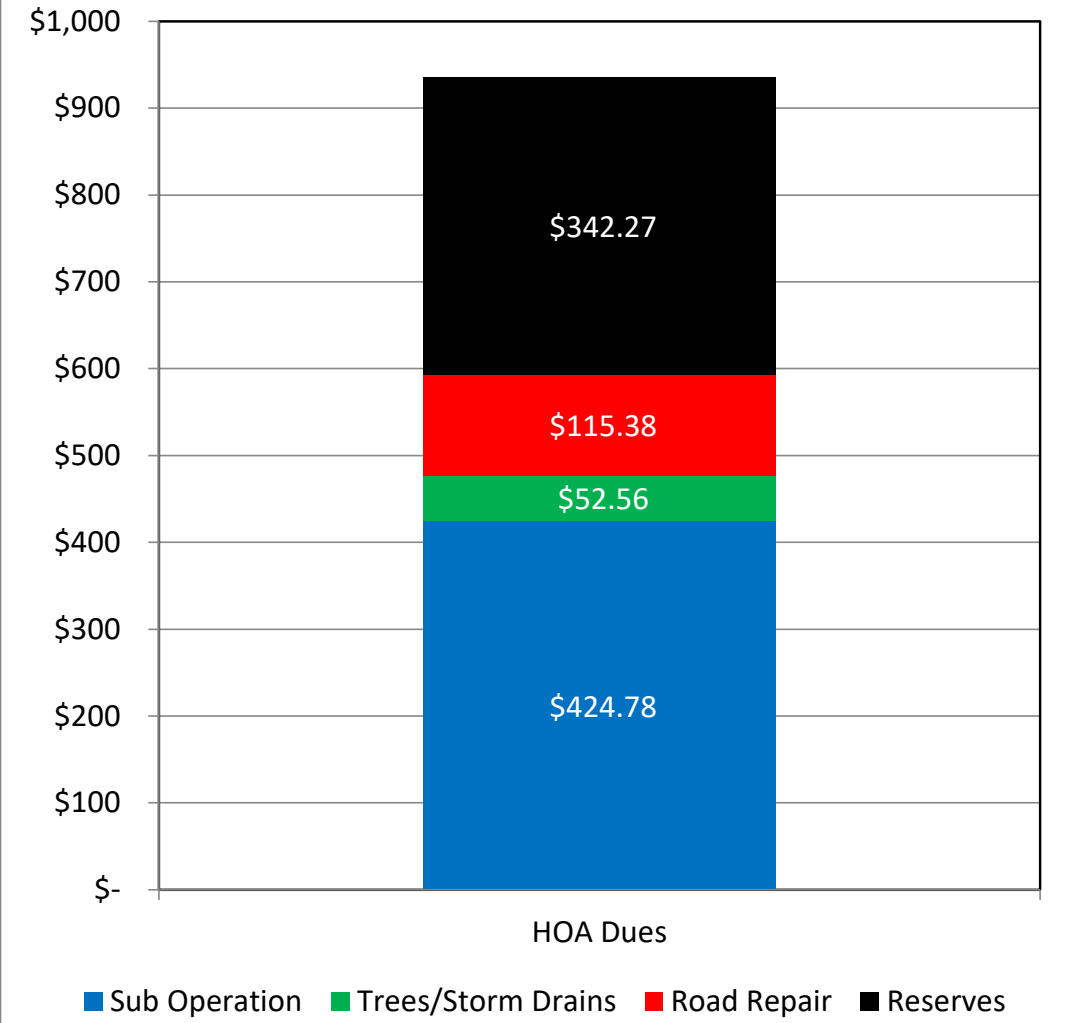
INCOME

	2021		2021
	Budget	Actual	Delta
2021 Assessments	\$72,930	\$72,930	\$0
Late Fees / Refunds / Interest		\$9	-\$9
Total Income		.	

EXPENSES

Commons Area Maintenance			
Grass Mowing/Fertilizer (1-crabgrass, 2- broad leaf weed control and 1-root strengthening in fall)	\$12,500		\$12,500
Mulch	\$2,000	\$750	\$1,250
Road Repairs	\$9,000	\$7,800	\$1,200
Bridge Repair/Maintenance	\$400	\$3,400	-\$3,000
Commons Area Tree Trimming	\$1,500		\$1,500
Commons Area Tree Removal / Maintenance (Leaf Removal)	\$200		\$200
Storm Drain Yearly Maintenance	\$2,000		\$2,000
Signs and Mailboxes	\$0		\$0
Snow Removal/Salt			
Snow Removal/Salt	\$15,100	\$8,412	\$6,688
Snow Removal (\$100.00 per hour for snow in excess of 10"; not to exceed \$400.00 per push)	\$400		\$400
Insurance			
HOA Insurance Coverage	\$2,551	\$2,551	\$0
Website Fees			
Website Hosting Fee	\$180	\$179	\$1
Postage/Supplies/Fees			
HOA PO Box Renewal	\$92		\$92
Stamps (assessment invoices, bills and miscellaneous mailings)	\$50	\$16	\$34
Printing (Directory update forms, Spring Clean-Up flyers & HOA Newsletter and attachments)	\$50		\$50
Assessment Envelopes and Address Labels	\$10		\$10
Non-Profit Corporation Filing	\$20		\$20
Social Activities			
Poplar Road 4th of July Decorations	\$25		\$25
Poplar Road Fall Decorations	\$40		\$40
Poplar Road Christmas Decorations	\$35		\$35
Ice Cream Social	\$80		\$80
Total Operating Expenses	\$46,233	\$23,108.60	\$23,124.40

HOA Dues Analysis - Planned



Cash Reserve Planning

2020/2021

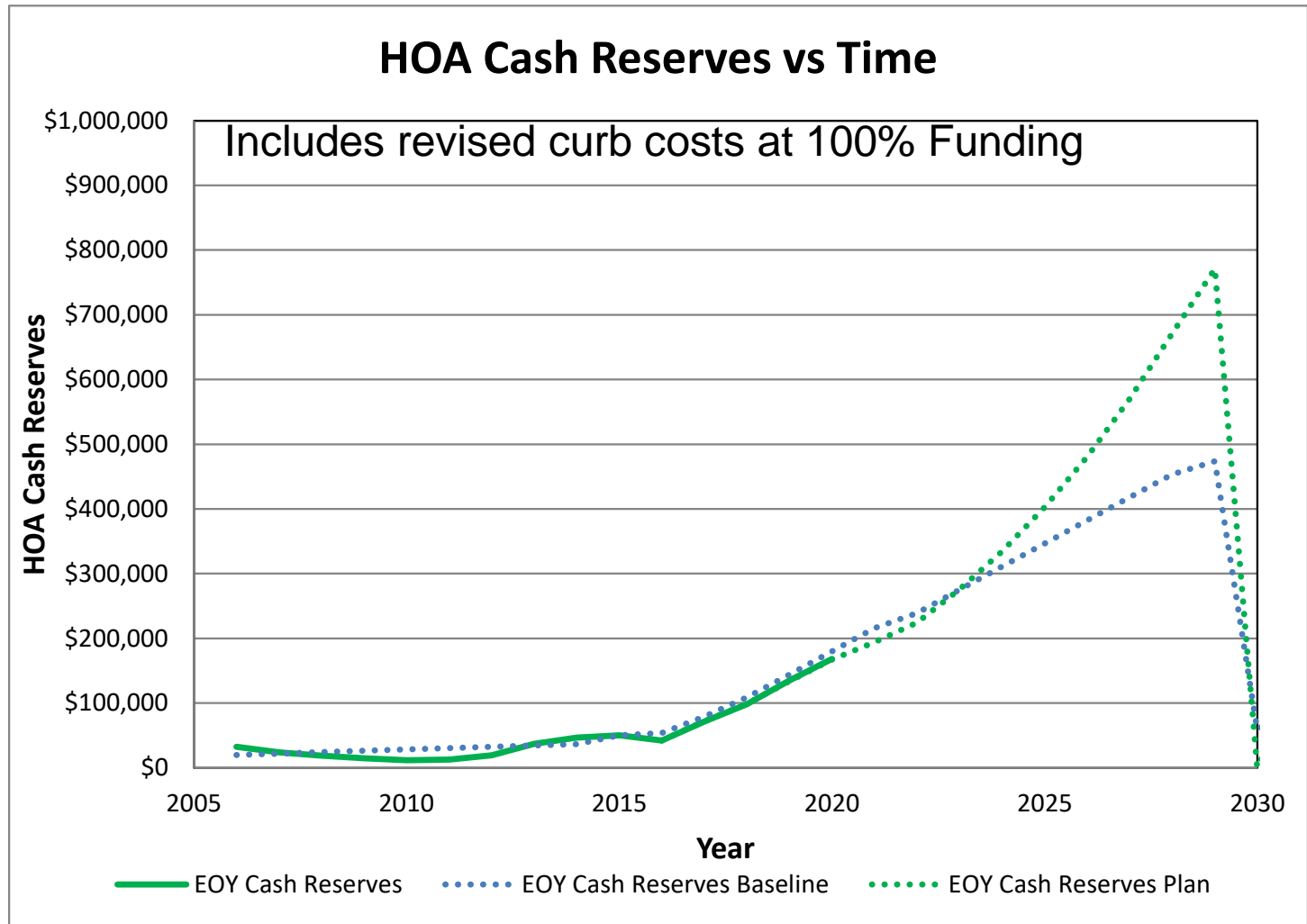
- Storm Drain / Pond System
 - 2020 Maintenance \$3,750
 - 2019 No maintenance performed
 - Drain system connects each homes sump pump to the storm drain system
 - If the storm drain gets damaged or plugged, sump pumps will not be able to properly discharge water. This could lead to water in your basement.
 - Additional \$2,000 yearly maintenance required for future budgets

- Road Crack Sealing - postponed in 2018/19
 - 2020 Plan included \$9,000 road maintenance project

Planning Assumptions

- Mailbox maintenance and updates
 - Use current quote of \$11,000 (2015) → Next update in 2022
 - Calculate future value using 2% inflation and 7 year cycle
- Dues inflation set to 1%
- Annual inflation set to 2% for costs
 - Reserves estimates at 15 and 45 years
- Road Estimates consider the following (2015 quote, 2030 replacement)
 - 15 years to mill / re-pave, 30 Years for the next iteration
 - Companies estimated future cost at 2% inflation
 - Currently planning for 100% funding at \$450,000
 - Use special assessments to cover variances in quotes received in 15 years
- Curb update (2019)
 - Original quote included only 745 ft of curb replacement (0.08 miles)
 - Roads – 1.2 miles x 2 sides x 5280 ft/mile = 12672 total linear feet
 - **Cost to replace 745ft - \$33,800, 12672ft - \$587,600**
 - **Updated reserves to midpoint total \$900,000 or \$1,217,000 in 2030**

Reserve Planning Estimates (900K, 100%)



Reserve Planning Estimates (900K, 100%)

Includes revised curb costs at 100% Funding

Meeting Date	Year Ending	Actual Income	Actual Expense	Special Expense	Net Cash Flow	CD's	EOY Bank Total	EOY Cash Reserves	Cash Reserve Target	Special Assess / Other	Actual Dues	Projected Dues	Annual % Increase
2007	2006	\$19,200.72	\$15,912.27		\$3,288.45	\$12,500.00	\$20,197.78	\$32,697.78	\$20,000	\$540.72	\$239	\$239	0.00%
2008	2007	\$18,260.84	\$27,584.51		-\$9,323.67	\$13,000.00	\$10,874.11	\$23,874.11	\$22,080	\$500.00	\$228	\$228	-4.82%
2009	2008	\$43,493.56	\$48,366.89		-\$4,873.33	\$13,026.87	\$6,000.78	\$19,027.65	\$24,160	\$16,989.56	\$340	\$340	49.23%
2010	2009	\$26,855.99	\$31,863.27		-\$5,007.28	\$13,771.32	\$993.50	\$14,764.82	\$26,240	\$335.99	\$340	\$340	0.06%
2011	2010	\$28,080.00	\$31,274.95		-\$3,194.95	\$13,851.64	-\$2,201.45	\$11,650.19	\$28,320	\$0.00	\$360	\$360	5.88%
2012	2011	\$29,735.00	\$28,564.93		\$1,170.07	\$0.00	\$12,820.26	\$12,820.26	\$30,400	\$94.00	\$380	\$380	5.56%
2013	2012	\$30,810.00	\$24,341.10		\$6,468.90	\$0.00	\$19,289.16	\$19,289.16	\$32,480		\$395	\$395	3.94%
2014	2013	\$37,440.00	\$19,588.57		\$17,851.43	\$0.00	\$37,140.59	\$37,140.59	\$34,560		\$480	\$480	21.52%
2015	2014	\$38,660.00	\$29,196.46		\$9,463.54	\$0.00	\$46,604.13	\$46,604.13	\$36,640	\$50.00	\$495	\$495	3.13%
2016	2015	\$42,900.00	\$39,465.37		\$3,434.63	\$0.00	\$50,038.76	\$50,038.76	\$50,089	\$50.00	\$550	\$550	11.11%
2017	2016	\$45,240.00	\$31,288.51	\$22,000	-\$8,048.51	\$0.00	\$41,990.25	\$41,990.25	\$53,735	\$99.29	\$580	\$580	5.45%
2018	2017	\$56,550.00	\$26,875.90		\$29,674.10	\$0.00	\$71,664.35	\$71,664.35	\$79,175	\$125.00	\$725	\$725	25.00%
2019	2018	\$60,918.00	\$34,017.58		\$26,900.42	\$0.00	\$98,564.77	\$98,564.77	\$109,212	\$50.00	\$781	\$781	7.67%
2020	2019	\$66,690.00	\$31,743.83		\$34,946.17	\$0.00	\$134,569.58	\$134,569.58	\$143,838		\$855	\$855	9.57%
2021	2020	\$69,810.00	\$36,287.23		\$33,522.77	\$0.00	\$168,114.65	\$168,114.65	\$179,928	\$18.53	\$895	\$880	2.89%
2022	2021	\$72,930.00	\$37,233.00	\$9,000	\$26,697.00	\$0.00		\$0.00	\$215,915		\$935	\$935	6.23%
2023	2022	\$81,090.32	\$37,977.66	\$12,636	\$30,477.11	\$0.00		\$0.00	\$239,157			\$1,040	11.22%
2024	2023	\$89,672.40	\$38,737.21		\$50,935.19	\$0.00		\$0.00	\$275,163			\$1,150	10.58%
2025	2024	\$98,638.95	\$39,511.96		\$59,126.99	\$0.00		\$0.00	\$311,046			\$1,265	10.00%
2026	2025	\$108,460.34	\$40,302.20		\$68,158.14	\$0.00		\$0.00	\$346,799			\$1,391	9.96%
2027	2026	\$119,221.64	\$41,108.24		\$78,113.40	\$0.00		\$0.00	\$382,415			\$1,528	9.92%
2028	2027	\$131,016.43	\$41,930.41		\$89,086.02	\$0.00		\$0.00	\$417,886			\$1,680	9.89%
2029	2028	\$143,947.61	\$42,769.01		\$101,178.60	\$0.00		\$0.00	\$453,204			\$1,845	9.87%
2030	2029	\$158,128.41	\$43,624.39	\$14,514	\$99,989.75	\$0.00		\$0.00	\$473,848	\$0.00		\$2,027	9.85%
2031	2030	\$173,991.64	\$44,496.88	\$900,000	-\$770,505.24	\$0.00		\$0.00	\$59,146			\$2,231	10.03%



Roads Update

Catch Basin Repair

Sidewalks

Catch Basin Update

▪ Catch Basin Deterioration

- Service request # 215559 filed 7/8/2019, includes 16263/16266 Linden Ct, 45094 Oak Forest Drive, 16290/16305 Aspen Valley (missed in 169342): Status Open
 - Calling Wayne county frequently
 - Working with Northville Township to get this addressed – So far installed construction barrels
- **Service Request # 244564: West Oak Forest Drive crack submitted April 2021**
- **Poplar Road Repair (trench) = Service Request# 206195 filed with Wayne County. Request status – Closed**





Home > Public Services > Roads > Township Road Maintenance

Township Road Maintenance

Share:

Counties and their townships have a unique relationship on the issue of road construction and maintenance. Unlike incorporated cities and villages, townships do not receive gas tax revenues for roads and therefore must rely on their county to provide nearly all road-related activities.

Wayne County's Townships include Brownstown, Canton, Grosse Ile, Huron, **Northville**, Plymouth, Redford, Sumpter, and Van Buren.

JURISDICTION

Wayne County is responsible for maintenance and construction on all primary roads [so-called "mile roads"] in townships. It also performs daily maintenance on all state freeways, M-routes and US-routes [such as Michigan Avenue, Telegraph, Fort Street and Ford Road]. The State, however, is responsible for the resurfacing and rebuilding of these roads.

Wayne County also maintains township residential streets year-round, but it is not responsible for making major improvement since the **county did not build them. Residential streets are built by developers and paid for by homeowners as part of the cost of their home.** Therefore, **the cost of paving or resurfacing generally is borne by the property owners, usually in the form of a special assessment district.**

The County also is not responsible for access streets within condominium developments. Those are private streets, the maintenance of which is paid for out of association fees.

Warren C. Evans
Wayne County Executive

Beverly Watts
Director of Public Services

Email (313) 224-7600

Public Services

Roads

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- Road Alerts 5 >
- Report a Road Haz... 3 >



Road Committee

- **NH road notes**
 - Report indicates that the total cost of replacement is > \$10,200,000
 - They have 9.3 miles of roads and do not include Poplar in their plan
 - Simple math → \$1,100,000 per mile
 - Total repair plan is > \$3,000,000
 - Road Repair phased over 10 years at \$300,000 per year for 10 years
 - Dues increases over the next 10 years to fund the road repairs (\$1500 - \$2150)

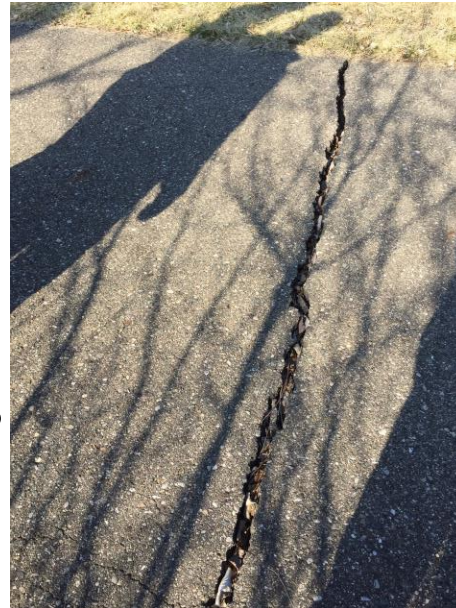
- **Work with township and county to determine if we can secure some funding similar to NH**

- **Curb quote does not include full replacement, see reserve planning section**

New Business / Discussion

Future Planning

- What other items to plan for?
 - Road Sign Replacement (in 2016 it was \$1170 per sign)
 - Path Repairs
 - Commons Sidewalks
 - Major Bridge Repairs
 - Other ideas / suggestions?



- Investment strategy for reserve money > \$50K

2020/21 Goals

- Maintain homeowner value with landscaping and infrastructure maintenance
 - Commons tree trimming and maintenance
 - Storm drain maintenance
 - Subdivision roads / maintenance (surface cracks)
- Annual Spring Cleanup
- Update of Neighborhood Directory
- Woodlands South Newsletter - post to website
- Investigate Wayne County subsidizing roads repair / replacement
- Catch Basin Repairs

New Business/Discussion

- Sidewalks / lifting concrete slabs that create trip hazards
 - Commons sidewalks
 - Homeowner sidewalks
 - Township guidelines
- Questions, concerns or ideas?