



HOA 2022 Annual Meeting
September 28, 2022

Agenda

- Welcome
- Board Member Introductions
- 2021 & 2022 Financials
- Cash Reserve Planning
- Catch Basin Repair Update
- HOA Commons Sidewalk Repaving Update
- New Business/Discussion

2022 Board Members

- John Woodman President
- Joan Bisciotti Treasurer
- Dale Jones Member
- Mike Romanowski Member
- Brittany Busacker Member

2021-2022 Financials

Treasurer Reports

- August 2022 Report →

Financial Statement August 2022

Cash in Citizens Bank as of August 01, 2022	Checking Account	\$ 5,477.47
	Savings Account	\$ 259,499.09
Revenue	Savings Acct Interest	\$ 2.20
	Total Revenue	<u>\$ 2.20</u>
Expenses	Michigan non-profit filing	\$ 20.00
	Total Expenses	<u>\$ 20.00</u>
Transferred from Savings to Checking		\$ -
Cash Balance as of August 31, 2022	Checking Account	\$ 5,457.47
	Savings Account	\$ 259,501.29
	TOTAL	<u>\$ 264,958.76</u>

Prepared By:

Treasurer - Joan Bisciotti

Approved By:

President - John Woodman

2021 Budget Performance

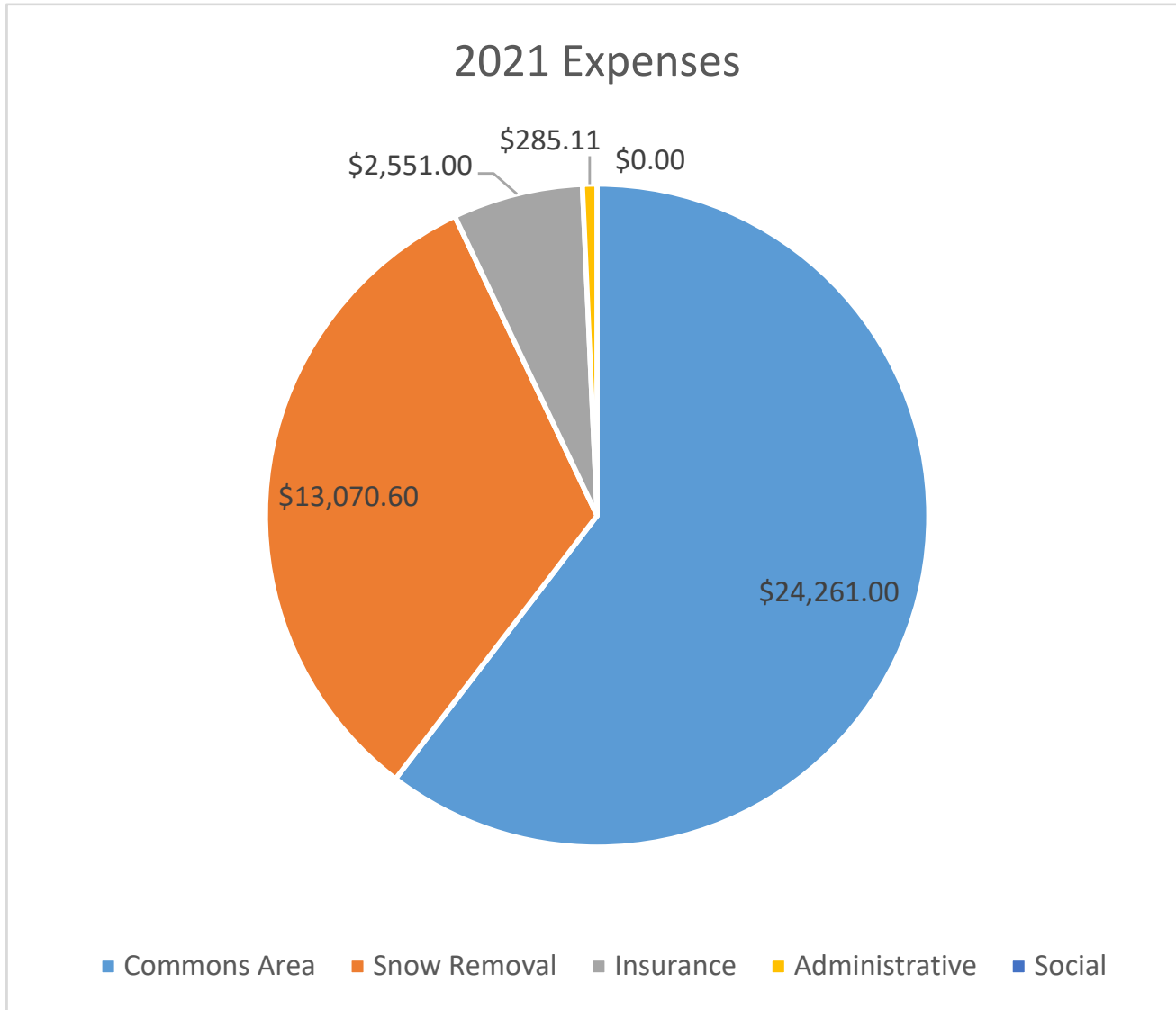
INCOME

	2021		2021
	Budget	Actual	Delta
2021 Assessments	\$72,930	\$72,930	\$0
Late Fees / Refunds / Interest		\$22	-\$22
Total Income			

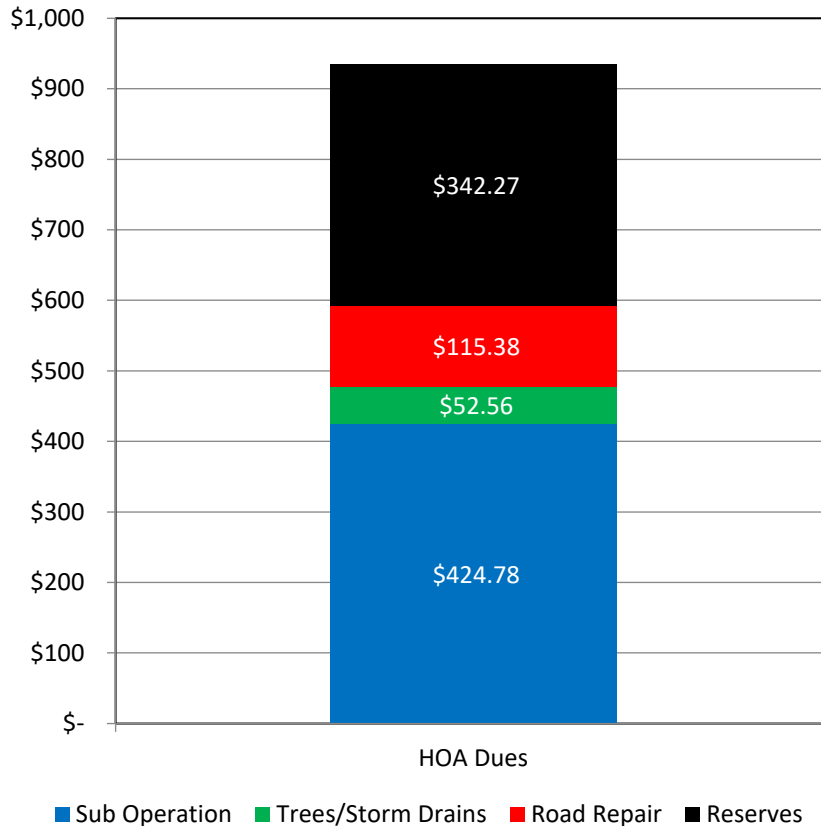
EXPENSES

Commons Area Maintenance			
Grass Mowing/Fertilizer (1-crabgrass, 2- broad leaf weed control and 1-root strengthening in fall)	\$12,500	\$7,490	\$5,010
Mulch	\$2,000	\$2,636	-\$636
Road Repairs + Commons Sidewalk Repairs	\$9,000	\$10,735	-\$1,735
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	\$13,071	\$2,029
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	\$118	-\$26
Stamps (assessment invoices, bills and miscellaneous mailings)	\$50	\$22	\$28
Printing (Directory update forms, Spring Clean-Up flyers & HOA Newsletter and attachments)	\$50	\$125	-\$75
Assessment Envelopes and Address Labels	\$10		\$10
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	\$40,347.11	\$5,885.89

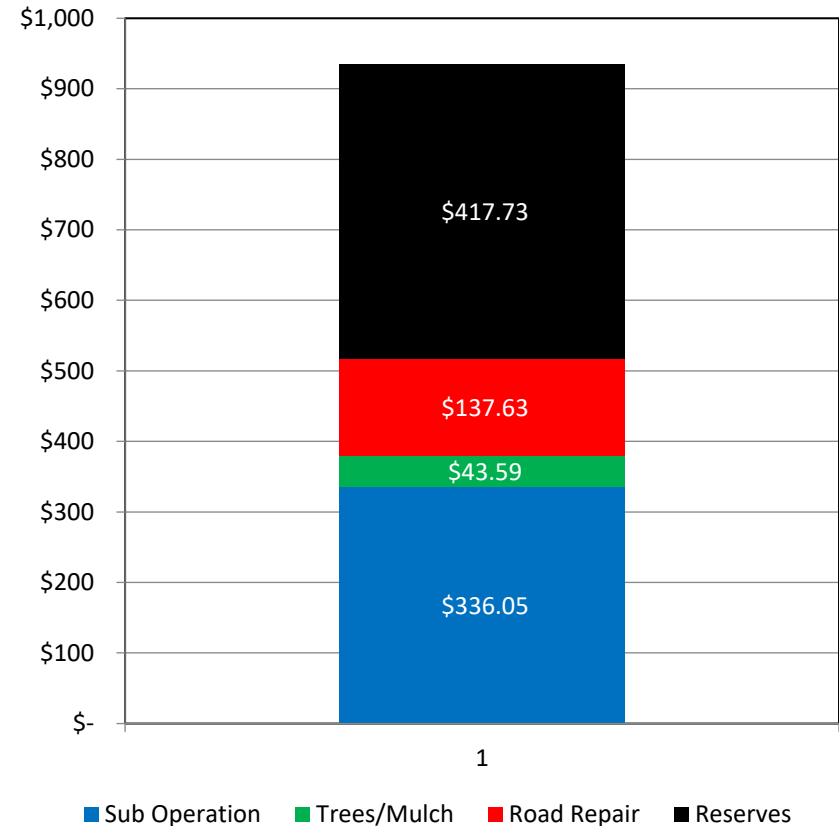
2021 Expenses by Category



HOA Dues Analysis - Planned



HOA Dues Analysis - Actual



Postponed Storm Drain Maintenance and Tree Trimming



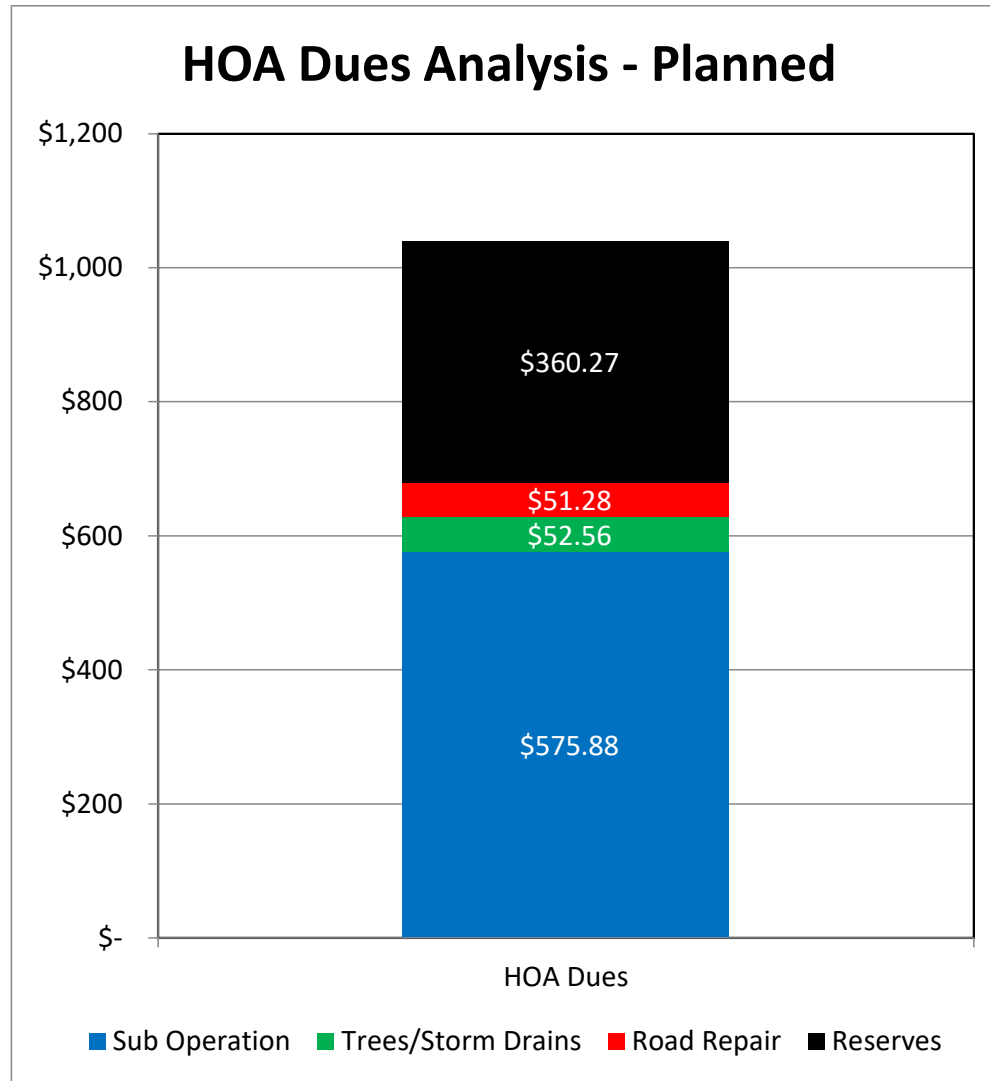
2022 Budget as of Sept 28

INCOME	2022		2022
	Budget	Actual	Delta
2022 Assessments	\$81,120	\$81,120	\$0
Late Fees / Refunds / Interest		\$18	-\$18
Total Income		.	

EXPENSES

Commons Area Maintenance			
Grass Mowing/Fertilizer (1-crabgrass, 2- broad leaf weed control and 1-root strengthening in fall)	\$12,500	\$3,620	\$8,880
Mulch	\$0		\$0
Road Repairs	\$4,000		\$4,000
Bridge Repair/Maintenance	\$400		\$400
Commons Area Tree Trimming (Cul-de-sac's)	\$1,500		\$1,500
Commons Area Tree Removal / Maintenance (Leaf Removal)	\$200		\$200
Storm Drain Yearly Maintenance	\$2,000		\$2,000
Signs and Mailboxes	\$12,636		\$12,636
Snow Removal/Salt			
Snow Removal/Salt	\$15,100	\$9,253	\$5,847
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	\$3,600	\$3,787	-\$187
Website Fees			
Website Hosting Fee	\$180	\$179	\$1
Postage/Supplies/Fees			
HOA PO Box Renewal	\$118		\$118
Stamps (assessment invoices, bills and miscellaneous mailings)	\$50	\$12	\$38
Printing (Directory update forms, Spring Clean-Up flyers & HOA Newsletter and attachments)	\$125	\$27	\$98
Assessment Envelopes and Address Labels	\$10		\$10
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	\$53,019	\$16,898.19	\$36,120.81





Cash Reserve Planning

2022/2023

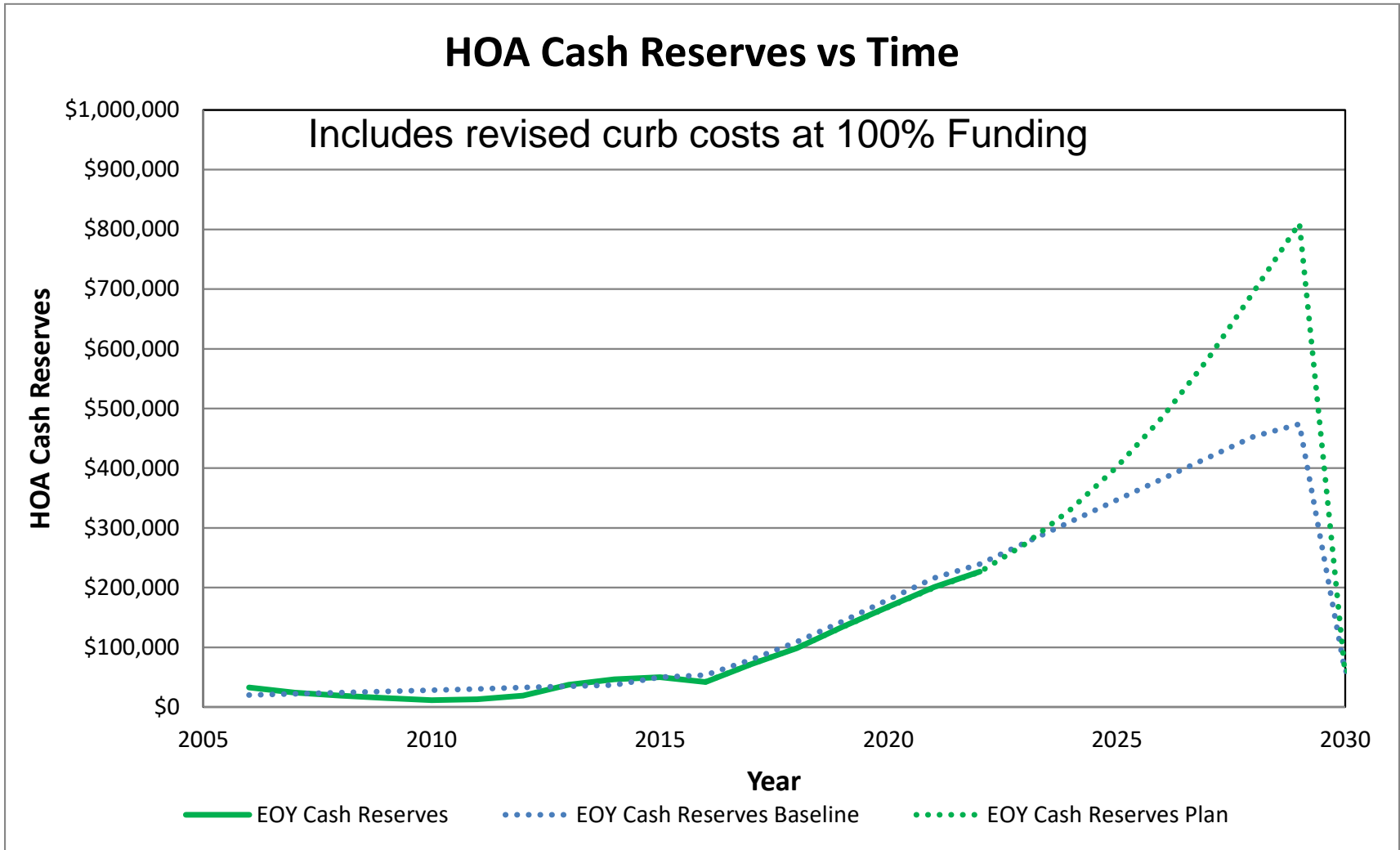
- Storm Drain / Pond System
 - Budget \$2,000 per year to cover maintenance
 - Drain system connects each homes sump pump to the storm drain system
 - If the storm drain gets damaged or plugged, sump pumps will not be able to properly discharge water. This could lead to water in your basement.

- Road Crack Sealing - postponed in 2018/19/20
 - Plan includes \$9,000 road maintenance project
 - Road cracks were sealed in 2021
 - Additional crack sealing in 2022 to cover new cracks / damage sealant

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
 - Reserve 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 \$900,000
 - Use special assessments to cover variances in quotes received in 15 years
- Future Work
 - Attempt to get updated quote to see how latest inflation is impacting cost
 - Shift mailbox replacement to 2023

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 / Interest	EOY Bank Total	EOY Cash Reserves	EOY Cash Reserves Plan	Special Assess / Other	Actual Dues	Projecte d Dues	Annual % Increase
2007	2006	\$19,200.72	\$15,912.27		\$3,288.45	\$12,500.00	\$20,197.78	\$32,697.78	0	\$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	0	\$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	0	\$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	0	\$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	0	\$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	0	\$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	0		\$395	\$395	3.94%
2014	2013	\$37,440.00	\$19,588.57		\$17,851.43	\$0.00	\$37,140.59	\$37,140.59	0		\$480	\$480	21.52%
2015	2014	\$38,660.00	\$29,196.46		\$9,463.54	\$0.00	\$46,604.13	\$46,604.13	0	\$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	0	\$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	\$ 42,089.54	\$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	\$ 71,888.64	\$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	\$ 98,839.06	\$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	\$ 133,785.23		\$855	\$855	9.57%
2021	2020	\$69,810.00	\$36,287.23		\$33,522.77	\$0.00	\$168,114.65	\$168,114.65	\$ 167,326.53	\$18.53	\$895	\$880	2.89%
2022	2021	\$72,930.00	\$40,347.11		\$32,582.89	\$21.66	\$200,697.54	\$200,719.20	\$ 199,909.42		\$935	\$935	6.23%
2023	2022	\$81,120.00	\$40,383.00	\$12,636	\$28,101.00	\$17.75	\$228,798.54	\$228,816.29	\$228,010		\$1,040	\$1,040	11.22%
2024	2023	\$90,452.40	\$41,190.66		\$49,261.74	\$0.00		\$0.00	\$277,272		\$1,160	\$1,160	11.55%
2025	2024	\$101,758.95	\$42,014.47		\$59,744.47	\$0.00		\$0.00	\$337,017		\$1,305	\$1,305	12.50%
2026	2025	\$113,920.34	\$42,854.76		\$71,065.58	\$0.00		\$0.00	\$408,082		\$1,461	\$1,461	11.95%
2027	2026	\$127,021.64	\$43,711.86		\$83,309.78	\$0.00		\$0.00	\$491,392		\$1,628	\$1,628	11.50%
2028	2027	\$141,156.43	\$44,586.10		\$96,570.33	\$0.00		\$0.00	\$587,962		\$1,810	\$1,810	11.13%
2029	2028	\$156,427.61	\$45,477.82		\$110,949.79	\$0.00		\$0.00	\$698,912		\$2,005	\$2,005	10.82%
2030	2029	\$172,948.41	\$46,387.37	\$14,514	\$112,046.77	\$0.00		\$0.00	\$810,959	\$0.00	\$2,217	\$2,217	10.56%
2031	2030	\$191,151.64	\$47,315.12	\$900,000	-\$756,163.48	\$0.00		\$0.00	\$54,795		\$2,451	\$2,451	10.53%
2032	2031	\$121,449.70	\$48,261.42		\$73,188.27	\$0.00		\$0.00	\$127,984		\$1,557	\$1,557	-36.46%

Propose to re-quote road to understand inflation impact



Roads Update

Catch Basin Repair

Sidewalks

- **Catch Basin Deterioration**

- Service request # ~~215559~~ 263264 filed 7/8/2019, includes 16263/16266 Linden Ct, 45094 Oak Forest Drive, **16290/16305 Aspen Valley** (still open): Status open
- Calling Wayne county frequently **888.762.3273**
- Working with Northville Township and state representatives to get this addressed
- SR# 280592 - 16263/16266 Linden Ct, 45094 Oak Forest Drive – Closed
- SR# 282153 – 45094 Oak Forest Drive drain clean out – Closed

- **Lesson Learned – one address per service request!**

- **More catch basins need repair each year**

- If you see one, you can report it the HOA
- Once we have open service requests – feel free to call for status



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Welcoming
WAYNE COUNTY

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Township Road Maintenance

Share:



Warren C. Evans
Wayne County Executive



Beverly Watts
Director of Public Services

Email (313) 224-7600

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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.



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

2022/23 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?