



# CFHA Annual Meeting

January 10, 2006  
Novi Civic Center

# Agenda

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## **FY05 Review**

- Board Introductions
- Accomplishments

## **FY06 Plans**

- Financial Budget
- Maintenance & Beautification
- Capital Improvements
  - 9 Mile entrance
  - Irrigation wells
- Open Board positions

## **New Business**

# FY05 Review

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## **Board Introductions Officers**

- Bob BuWalda – President
- Kelly Kroll – Vice President
- Steve Letzeiser – Secretary
- Neil Goldman – Treasurer



# FY05 Review

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## **Board Introductions Members**

- Art Belloli – Maintenance
- Tom Altholz – Asst. Treasurer
- Dave Renner – Capital Improvements
- Larry Lloyd – Capital Improvements
- Rodney Cooper – Web master
- Mike Salemi – Architectural Control

# FY05 Review

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## **Special Thanks! Retiring Board Member**

- Mike Salemi – Architectural Control
  - President – Local Chapter
    - Mercedes-Benz Club of America, International Stars Sections
  - Longest Serving CFHA board member
  - Dual positions including city liaison
    - Stop signs
    - Park stewardship
    - Street repairs
    - City improvements in Chase Farms

# FY05 Review

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## Accomplishments

- Acquired Chase Farms Park and Ronald Watson Parks
  - Corrected environmental liability
  - Satisfied city violation of dangerous trees
    - Split removal cost with Condos
  - Established Park advocate
    - Must be an abutter
    - Ken Juszwik volunteered

# FY05 Review

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## Accomplishments

- Rebuilt all mailboxes
  - Structural as well as paint
- Maintained financial control
  - Within budget for 2005
    - Revenues suffered due to uncollected dues
- Improvements to [Chasefarms.com](http://Chasefarms.com)
  - New Graphic Design
  - Timely posting of minutes
  - Financial summaries
  - Professional maintenance

# FY06 Plans

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## Financial

- Establish \$3,000 per year contingency
- No dues increase for 2006
  - Move to accrual accounting
  - Split Treasurer functions
    - Expenses – Neil Goldman
    - Revenue – Tom Altholz



# FY06 Plans

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## **Maintenance & Beautification**

- Continue award winning plan
  - Novi Beautification
- Rebuild 9 Mile post-DPW road construction
- Street side dead tree replacement
  - City responsibility

# FY06 Plans

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## Capital Improvements

- 9 Mile Entrance
  - Match 8 Mile
- Irrigation Wells
  - Watering for 8 and 9 mile entrance
  - Revenue neutral
    - 4.5 year payback
    - 6 year loan through the credit union



# 2005 Financials (1)

## Chase Farms Homeowners Assoc. Income Statement

				2005CY	2006CY
				Actuals	Budget
<b><u>Income</u></b>					
	Dues collected			\$ 48,557	\$ 66,000
	Other Income			218	-
	<b>Subtotal Income</b>			<b>\$ 48,775</b>	<b>\$ 66,000</b>
<b><u>Expenses</u></b>					
	<u>Operating:</u>				
	Lawn Service at 8 & 9 mile entrances			\$ (7,482)	\$ (7,890)
	Flower planting (fall/spring) at 8 & 9 mile entrances			(7,207)	(7,555)
	Well Pump Loan Repayment			-	(5,408)
	Water at 8 & 9 mile entrances			(7,087)	-
	Electrical Repair			(3,508)	(3,640)
	Christmas Lights			-	(1,900)
	Insurance			(3,147)	(1,630)
	Other landscaping expenses			(3,059)	(4,775)
	Sprinkler Repair			(2,802)	(2,100)
	Postage & Mailing for subdivision communications			(1,561)	(1,200)
	Legal Fees			(1,344)	(2,000)
	Electric at 8 & 9 mile entrances			(1,333)	(2,004)
	Mailbox Repair			-	(1,500)
	Street Sign Repair			(776)	-
	Maintenance Reserve Fund			-	(3,000)
	Other Expenses			(3,280)	(3,375)
	Subtotal			<b>\$ (42,586)</b>	<b>\$ (47,977)</b>



# 2005 Financials (2)

<u>Capital Expenditures:</u>		2005	2006
Repaint and Repair all Mailbox Posts		\$ (9,413)	\$ -
Chase Farms Park maintenance		(1,200)	(2,400)
9 Mile Sign Renovation		-	(9,644)
Subtotal		\$ (10,613)	\$ (12,044)
<b><i>Subtotal Operating Expenses and Capital Expenditures</i></b>		<b>\$ (50,254)</b>	<b>\$ (62,966)</b>
<b><i>Net Income</i></b>		<b>\$ (1,479)</b>	<b>\$ 3,034</b>
Memo: Remaining cash balance from continuing operations		\$ 274	\$ 3,308

# Maintenance & Beautification

## Summary

- Plan
- Flowers, Shrubs & Trees
- Lighting
- Lawn Cutting
- Irrigation
- Mailboxes
- Holiday Decorations
- Streets & Signs
- 9-Mile Road Reconstruction
- Beautification Awards
- Appreciation

# Maintenance & Beautification

## Plan

- Manage and improve systems (landscape, water, electric, mailbox, signage, decorations)
- Ensure stability
- Maintain consistently professional appearance
- Partner with secure, effective, and responsive suppliers
- Monitor entranceways and subdivision daily / nightly
- Identify and respond to maintenance issues promptly
- Identify and implement improvements

# Maintenance & Beautification

## Flowers, Shrubs & Trees

- Installed more perennials and grass to reduce cost
- Changed annual flowers & colors for variety
- Trimmed, transplanted, or cleared 9-Mile tall grasses
- Installed Arborvitae to hide 9-Mile electrical panel
- Trimmed & mulched shrubs & trees on 8 islands within CFHA
- Added black mulch to entranceway beds and trees for uniform look
- Removed 3 dead Pines from 8-Mile East berm
- Trimmed Chase Drive Spruces @ Ashbury to improve visibility
- Followed with Novi Forester for “curb” tree replacement: Missing / dead trees to be replaced Spring 2006

# Maintenance & Beautification

## Lighting

- All lights functioned consistently: minimal outages
- Repaired 8-Mile electrical damage from underground boring
- Secured electrical system following September 10<sup>th</sup> vandalism of five 9-Mile sign lights; filed police report; will replace fixtures in spring



# Maintenance & Beautification

## Lawn Cutting

- Cut entranceway lawns weekly
- Completed five rounds of entranceway fertilization
- Kept weeds cleared from large 8 & 9 mile “berm beds”
- Resumed bi-weekly 8-Mile curb edging
- Repaired lawn and/or flower bed vehicle rut damage 3 times

# Maintenance & Beautification

## Irrigation

- Monitored lawns and weather patterns weekly; adjusted system to ensure lush lawns at least cost
- Repaired heads when damaged by snow plows, lawn mowers, or vandals
- Repaired water line damaged during electrical repairs
- Shut down 9-mile zones affected by road reconstruction

# Maintenance & Beautification

## Mailboxes

- Secured Novi DPW repairs for snow-plow-damaged mailboxes
- Surveyed, repaired, and repainted all 333 mailboxes and flags
- Developed mailbox repair / reimbursement policy for “repeaters”

# Maintenance & Beautification

## Holiday Decorations

- Utilized Crab Tree branch wrapping to maximize “drive-by” impact at lowest cost
- Stabilized electrical system to ensure holiday lights remain on every night regardless of weather

# Maintenance & Beautification

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## Streets & Signs

- Requested and received DPW repairs to Chase/Picadilly pavement heave
- Repaired 4 vandalized Chase Drive signs
- Removed gum from Chase Drive poles

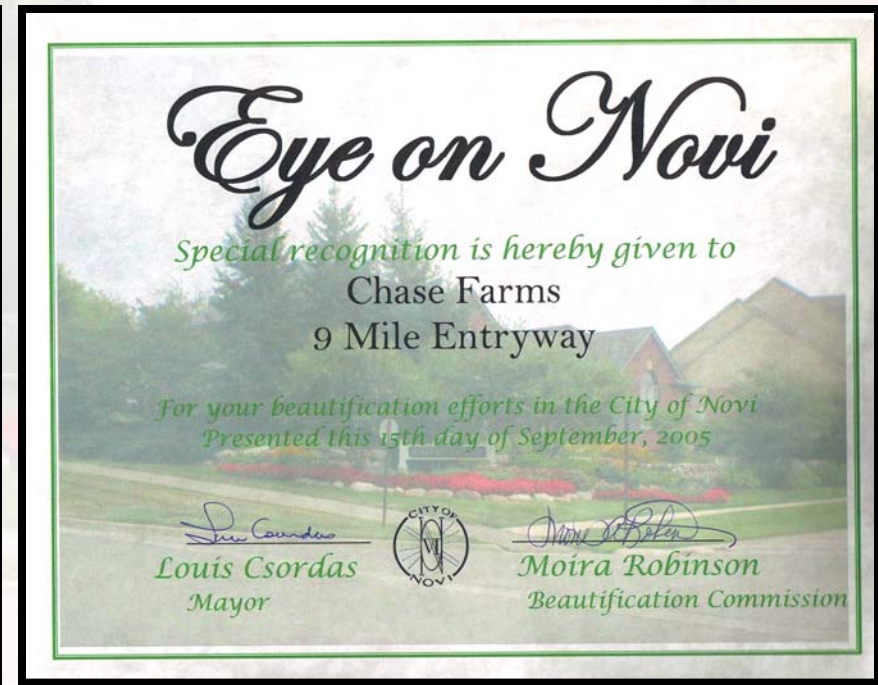
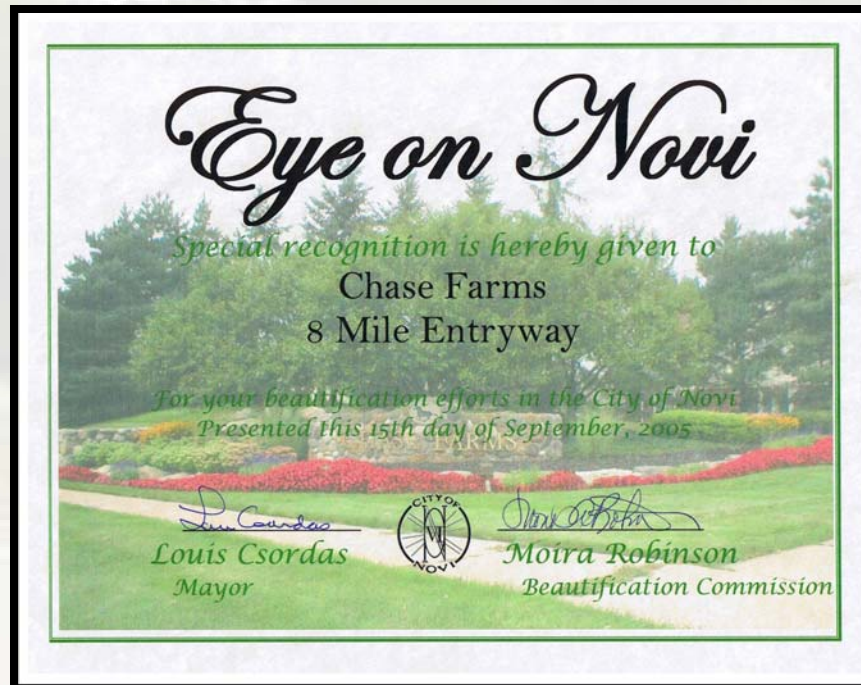
# Maintenance & Beautification

## 9-Mile Road Reconstruction

- Partnered with DPW, engineering, & construction companies to manage impact on CFHA
- Shut down affected irrigation zones
- “Harvested” perennials for safekeeping until project completion
- Installed electric and water conduits beneath Chase Drive to facilitate future repairs
- Secured irrigation and electrical system restoration as project completed

# Maintenance & Beautification

## Chase Farms Receives Two “Eye on Novi” Beautification Awards





# Maintenance & Beautification

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## **Appreciation**

Thank you to each of our home-owners and residents who carefully maintain and improve their homes and property, and—thereby—keep Chase Farms the beautiful subdivision it is.



# New 9 Mile Signage

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- Plan / Rationale
- East / Exit Side
- West / Entrance Side
- Landscaping / Timing
- Cost

# New 9 Mile Signage

## Plan / Rationale

- Current signs installed by developer
- Badly weathered wood
- 9 Mile signage should be upgraded the same as 8 Mile Road signs for continuity

# New 9 Mile Signage

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## East / Exit Side

- Construct new cultured stone sign same as 8 Mile but concave to match existing West/Entry wall
- Match look & feel of existing West / Entry side stone wall
- Same lettering as at 8 Mile

# New 9 Mile Signage

## Approximate East Model



# New 9 Mile Signage

## West / Entry Side

- Use existing stone wall
- Add raised stone area and a “horse” detail to the top of the wall at the center to imitate 8 Mile signs.
- Install gold anodized cast aluminum letters (“CHASE FARMS”) on the wall
- Relocate lighting to illuminate the lettering, like 8 Mile signs.

# New 9 Mile Signage

Approximate West  
Model



# New 9 Mile Signage

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## Landscaping / Timing

- Landscaping: both sides to be consistent with the 8 Mile design
- Timing: complete the project in April; allows concrete footings to be poured on the east side and completed ahead of May flower plantings

# New 9 Mile Signage

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## Cost

- 8 Mile Road Contractor to complete project for approximately \$9500, a 5% increase over the October, 2003 8 Mile Road walls/signs
- Board agrees with pricing and plans to proceed with the contract in January



# Irrigation Wells

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## Proposal

- Drill an irrigation well at each entrance
- Benefits
  - Reduce long term water cost
  - Maintain attractive looking entrance ways
  - Not be subjected to summer droughts or city water restrictions

# Irrigation Wells

## **Cost of Water for CFHA**

- \$6,149 in 2002
- \$7,087 in 2005 or 10.7% of the budget
- Water rates continue to increase
- Avg 11% Increase in 2006 by City of Detroit Water Dept

# Irrigation Wells

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- Wells are low maintenance
- Avg. “Well life” is 15 years
- Spring start & winterization at the same time as the sprinklers
- City water available in an emergency

# Irrigation Wells

## Concerns

- Drill a dry hole
- Iron content in water
  - Chemical additive to remove rust is available if necessary

# Irrigation Wells

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## Cost

- Estimated Cost Per Well - \$14,250
  - Includes
    - Well Drilling (5 bids secured)
    - Electrical & Sprinkler hook up
    - Misc. (permits, clean up & new landscaping)

# Irrigation Wells

## Pay Back

- Estimated Cost Per Well - \$14,250
- Payback 4.5+ years

<b>Savings Over the Life of the Well</b>	<b>10 Years</b>	<b>15 Years</b>	<b>20 Years</b>
<b>Water cost fixed @ \$7,000 / yr</b>	<b>70,000.00</b>	<b>105,000.00</b>	<b>140,000.00</b>
<b>Well Drilling Cost w/ some chemical</b>	<b>28,500.00</b>	<b>28,500.00</b>	<b>28,500.00</b>
<b>Total Savings</b>	<b>41,500.00</b>	<b>76,500.00</b>	<b>111,500.00</b>
<b>Avg. Savings / Year</b>	<b>4,150.00</b>	<b>5,100.00</b>	<b>5,575.00</b>
<b>Percent Of Savings</b>	<b>59.3</b>	<b>72.9</b>	<b>79.6</b>

# New Business

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Board Members and attendees

- Open discussion
- Questions
- Concerns

Adjourn