



CFHA Annual Meeting

January 9, 2007
Novi Civic Center

Agenda

FY06 Review

- Board Introductions
- Accomplishments

FY07 Plans

- Financial Budget
- Maintenance & Beautification
- Open Board positions

New Business

Adjourn



FY 2006 Review

FY06 Review

Board Introductions Officers

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



FY06 Review

Board Introductions Members

- Art Belloli – Maintenance
- Tom Altholz – Asst. Treasurer
- Dave Renner – Capital Improvements
- Larry Lloyd – Capital Improvements
- Rodney Cooper – Web master
- Erin Ryan-Sittari – Social
- Traci Donahue – Social

FY06 Review

Accomplishments

- Installed wells on 8 and 9 Mile Roads
 - Zero water bills in FY06
 - Avoided the 7% water increase
 - Negotiated loan at National City
 - 5 year loan, paid for by water savings
 - Revenue neutral, accretive in year 6 and beyond
 - City water has been 10% of our overall budget
 - Changed bank from credit union to commercial bank
 - Favorable loan terms

FY06 Review

Accomplishments

- Maintained financial control
 - Within budget for 2006
 - Moved to accrual accounting
 - Strengthened financial controls
 - Established \$3,000 per year emergency fund
 - Treasurer functions
 - Expenses – Neil Goldman
 - Revenue – Tom Altholz

Irrigation Wells

Objective:

- Reduce long term water cost
 - Revenue neutral
- 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
- 7% Increase in 2006 by City of Novi

Irrigation Wells

- Benefits:
 - 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

Cost

- Actual Cost Per Well - \$12,250
 - Included
 - Well Drilling (5 bids secured)
 - Electrical & Sprinkler hook up
 - Misc. (permits, clean up & new landscaping)

Irrigation Wells

Pay Back

- Estimated at 4.5+ years

Savings Over the Life of the Well	10 Years	15 Years	20 Years
Water \$7,000 1st year with 3% Annual increase	\$80,240	\$130,177	\$188,067
Well Drilling Cost, Set up & Maintenance	\$35,500	\$40,500	\$45,500
Total Savings	\$44,740	\$89,677	\$142,567
Avg. Savings / Year	\$4,474	\$5,978	\$7,128
Percent Of Savings	55.8	68.9	75.8



2006 Financials (1)

	2006CY Actuals	2007CY Budget
<u>Income</u>		
Dues collected	\$ 69,674	\$ 66,000
Other Income	291	-
Well Loan	20,000	
Uncollected Dues		(2,000)
Subtotal Income	\$ 89,965	\$ 64,000
<u>Expenses</u>		
<u>Operating:</u>		
Lawn Service at 8 & 9 mile entrances	\$ (6,914)	\$ (7,941)
Flower planting (fall/spring) at 8 & 9 mile entrances	(5,822)	(7,207)
Well Pump Loan Repayment	-	(5,400)
Water at 8 & 9 mile entrances	(2,945)	-
Electrical Repair	(1,978)	(3,000)
Christmas Lights	(4,764)	(3,629)
Insurance	(1,586)	(3,200)
Well Rid O Rust	-	(2,600)
Other landscaping expenses	(7,732)	(7,200)
Sprinkler Repair	(1,153)	(1,800)
Postage & Mailing for subdivision communications	(963)	(1,200)
Legal Fees	(4,167)	(3,000)
Electric at 8 & 9 mile entrances	(2,029)	(2,760)
Mailbox Repair	(1,656)	(2,000)
Street Sign Repair	(185)	(150)
Other Expenses	(1,677)	(2,450)
Subtotal	\$ (43,571)	\$ (53,537)



2006 Financials (2)

					2006	2007
<u>Capital Expenditures:</u>						
Well Development					\$ (25,525)	\$ -
Chase Farms Park maintenance					(400)	(2,200)
9 Mile Sign Renovation					(8,671)	(600)
	Subtotal				\$ (34,596)	\$ (2,800)
<i>Subtotal Operating Expenses and Capital Expenditures</i>					\$ (78,167)	\$ (56,337)
<i>Emergency Reserve</i>					\$ (3,000)	\$ (3,000)
<i>Net Income</i>					\$ 8,798	\$ 4,663

Maintenance & Beautification

- **Summary**
- Plan
- Flowers, Shrubs & Trees
- Lights
- Lawns
- 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

- Banked 8-mile beds to maximize visibility
- Installed annuals with Dusty Miller accents
- Experimented with evergreen branches on o/s end caps
- Cleared trash from 8 & 9-mile curb beds
- “Harvested” rocks from 9-mile exit side to improve well landscaping
- Refreshed mulch in all beds
- Weeded all beds bi-weekly and/or as needed
- Trimmed all pear trees on islands
- Trimmed trees & shrubs in all 8 courts; sprayed weeds
- Planted Icicle Pansies for fall, winter, spring

Maintenance & Beautification

Lights

- Replaced 4 vandalized 9-mile sign lights
- Replaced 4 defective photo cells
- Replaced 4 pole lamp bulbs and 1 sign lamp bulb

Maintenance & Beautification

Lawns

- Cut both entrances every Wednesday
- Edged lawns bi-weekly
- Fertilized both entryways: 5 rounds

Maintenance & Beautification

Irrigation

- Repaired broken sprinkler heads when damaged by lawn mower/edger, vehicles or snow plows
- Repaired broken water line @ 9-mile exit
- Monitored entryway lawns weekly to ensure lush lawns and flower beds

Maintenance & Beautification

Mailboxes

- Repaired 36 damaged mailboxes
- Post Office monitors daily; advises CFHA of needed repairs

Maintenance & Beautification

Holiday Decorations

- Used branch wrapping on Crabs; maximize “drive-by” impact
 - 8 Mile: 3 Crabs behind each sign
 - 9 Mile: 1 Crab at each sign
- Added lighted roping to each lamp pole with ribbons on o/s poles
- Monitored both entrances nightly
- Resolved tripped GFI’s immediately or within 24 hours

Maintenance & Beautification

Streets & Signs

- Replaced vandalized street signs
 - *Signs cost approximately \$100 each to replace. Residents encouraged to counsel children and/or report suspicious activity to the police*
 1. Chase @ Dundee
 2. Chase @ Trent Ct.
 3. Chase @ Reindeer
 4. 8-Mile @ Chase
 5. Chase @ Oxford Ct.
 6. Westchester Court @ Ashbury Dr.
- Removed several advertising signs

Maintenance & Beautification

Wells

- Drilled 80' wells at both entrances
- Upgraded electric service @ both entrances
- Modified landscape to conceal well equipment
 - 8 Mugo Pines @ 8-mile
 - 14 Upright Yews @ 9-mile
- Construction completed within budget and on time
- Installed prior to landscaping installation & upgrades
- Higher volume & pressure than city water
- Both entryway lawns thrived
- Installed Rid-O-Rust system: prevents rust
- Reduced Rid-O-Rust to lowest level possible
- Replaced 9-Mile light timers with photo cells
- Winterized both wells

Maintenance & Beautification

Entrance Signs

- Installed new stone signs @ 9 mile
 - Exit: New stone sign & lettering
 - Entrance: Existing stone wall: New hump, horse & lettering
- Construction completed within budget and on time
- Installed prior to landscaping installation & upgrades
- Repaired / replaced 4 vandalized letters
- Removed 9-mile shrubs to improve visibility

Maintenance & Beautification

9-Mile Reconstruction

- Ensured:
 - Conduit installation
 - Irrigation restoration
 - Re-grade & re-seed
 - Mailbox relocation
 - Clean-up
 - Dead tree removal

Maintenance & Beautification

Beautification Awards

- Received *Eye on Novi* Beautification Awards for both entrances
- Sent congratulations to supplier-partners

Maintenance & Beautification

Appreciation

Thank you to each of our home-owners and residents. You carefully maintain and improve your homes and property. You keep Chase Farms the beautiful subdivision it is.




Eye on Novi

Special recognition is hereby given to

Chase Farms

*For your beautification efforts in the City of Novi
Presented this 15th day of August, 2006*



Moira Robinson

Beautification Commission



FY07 Plans



FY07 Plans

Financial

- Commission outside review of financial controls and procedures
- No dues increase for 2007

FY07 Plans

Maintenance & Beautification

- Continue award winning plan
 - Novi Beautification
- Street side dead tree replacement
 - City responsibility

FY07 Plans

Open Board Positions

- Term limited
 - President
 - Vice President
 - Treasurer
- Architectural Control
 - Review and approve with board building plans
 - Deed restrictions
- Social Chair
 - Organize and manage events
 - Easter egg hunt
 - Garage sale
 - 4th of July parade
 - Oktoberfest

New Business

Board Members and attendees

- Open discussion
- Questions
- Concerns

Adjourn