



Annual Meeting—2013

CHASE FARMS  
HOMEOWNERS ASSOCIATION

# AGENDA

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- × **Introductions**
- × **State of the Association**
- × **Financials 2012**
- × **Strategy and Budget for 2013**
- × **Novi Police Department**
- × **New Board Member Volunteers**

# BOARD OF DIRECTORS

ART BELLOLI	President
LARRY LLOYD	Vice President
DAVE RENNER MUKUL RATHI	Co-Treasurers

# OTHER BOARD MEMBERS

- ✘ LISA COOPER
- ✘ DORISANNE ISELE
- ✘ KARL ISELE
- ✘ STEPHEN LETZEISER
- ✘ HEIDI RHOME

# REVIEW 2012

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- ✘ **Stable, Safe, & Sound**
- ✘ **Consistent Premier Appearance**
- ✘ **Well-Groomed Entryways & Courts**
- ✘ **Consistent Signage & Lighting**
- ✘ **Comprehensive Mailbox Renovation Well Underway**

# 2012 CONTINUED

- ✘ **Excellent Supplier-Partner Relationships**
- ✘ **Novi Police Department: Effective Vandalism Response/Recovery**
- ✘ **Novi Department of Public Services: Streets & Signage**
- ✘ **Postal Carrier, Gerard: Daily Mailbox Monitor**
- ✘ **Homeowners: Continued Maintenance; Significant Land & Architecture Upgrades**
- ✘ **Board Members: Diligent, Persistent, Watchful**
- ✘ **Rigorous Fiscal Controls; Sound Financial Position**

# FINANCIAL REPORT—2012

	<u>2012</u>		<b>Fav (Unfav)</b>
	<u>Actuals</u>	<u>Budget</u>	<u>Budget</u>
<b>Income</b>			
<b>4000 - Homeowners Dues (327 Paid)</b>	\$78,480.00	79,200.00	(720.00)
<b>4002 - Late Charge / Pr Yr Dues</b>	923.50	0.00	923.50
<b>4099 - Interest Income</b>	390.97	500.00	(109.03)
<b>4115 - Garage Sale</b>	126.00	100.00	26.00
<b>4120 - Octoberfest / Picnic</b>	0.00	100.00	(100.00)
<b>Total Income</b>	<b>79,920.47</b>	<b>79,900.00</b>	<b>20.47</b>



# FINANCIAL REPORT—2012

Expense	2012		Fav (Unfav)
	Actuals	Budget	Budget
<b>6100 - Administration</b>			
<b>6110 - Insurance</b>	3,020.93	3,200.00	179.07
<b>6120 - Legal Fees</b>	0.00	2,000.00	2,000.00
<b>6122 - Financial Review</b>	0.00	100.00	100.00
<b>6125 - Newsletter</b>			
<b>6125 - Newsletter - Other</b>	850.00	850.00	0.00
<b>6135 - Website</b>	479.95	600.00	120.05
<b>Total 6125 - Newsletter</b>	1,329.95	1,450.00	120.05
<b>6140 - Bank Charges</b>	300.00	300.00	0.00
<b>6145 - Fed &amp; Mich Filing Fees</b>	119.00	250.00	131.00
<b>6150 - Postage &amp; Mailing</b>	885.78	1,000.00	114.22
<b>6155 - Office Supplies</b>	266.14	300.00	33.86
<b>Total 6100 - Administration</b>	<b>5,921.80</b>	<b>8,600.00</b>	<b>2,678.20</b>

# FINANCIAL REPORT—2012

	2012		Fav (Unfav)
	Actuals	Budget	Budget
<b>6200 - Utilities &amp; Repairs</b>			
<b>6210 - Electric</b>			
6212 - 8 Mile	2,013.76	2,000.00	(13.76)
6214 - 9 Mile	1,405.49	1,200.00	(205.49)
<b>Total 6210 - Electric</b>	3,419.25	3,200.00	(219.25)
<b>6220 - Electrical Repair</b>	1,189.22	2,600.00	1,410.78
<b>6225 - Mailbox Repairs</b>			
6221 - Repair Costs	2,351.75	3,000.00	648.25
6222 - Reimbursements Received	(95.00)	0.00	95.00
<b>Total 6225 - Mailbox Repairs</b>	2,256.75	3,000.00	743.25
<b>6230 - Sprinkler &amp; Well Repairs</b>	4,507.61	1,800.00	(2,707.61)
<b>6231 - Well Rid O Rust</b>	5,702.24	6,000.00	297.76
<b>6235 - Street Sign Repairs</b>	760.50	750.00	(10.50)
<b>Total 6200 - Utilities &amp; Repairs</b>	<b>17,835.57</b>	<b>17,350.00</b>	<b>(485.57)</b>

# FINANCIAL REPORT—2012

	2012		Fav (Unfav)
	Actuals	Budget	Budget
<b>6300 - Special Events</b>			
6315 - Easter Egg Hunt	0.00	300.00	300.00
6320 - Garage Sale	68.04	100.00	31.96
6335 - Octoberfest / Picnic	0.00	500.00	500.00
6340 - Halloween Parade	0.00	250.00	250.00
<b>Total 6300 - Special Events</b>	<b>68.04</b>	<b>1,150.00</b>	<b>1,081.96</b>
<b>6400 - Landscaping</b>			
<b>Total 6400 - Landscaping</b>	<b>29,037.75</b>	<b>30,801.00</b>	<b>1,763.25</b>

# FINANCIAL REPORT—2012

	2012		Fav (Unfav)
	Actuals	Budget	Budget
6500 - Storage Locker & Misc.	750.00	750.00	0.00
6600 - Park Maintenance	550.00	2,200.00	1,650.00
6700 - Emergency Reserve	0.00	3,000.00	3,000.00
6800 - Capital Expenditures			
6810 - Entry Sign Repair	232.28	1,300.00	1,067.72
6820 - Mailbox Renovations	63,698.18	15,000.00	(48,698.18)
<b>Total 6800 - Capital Expenditures</b>	<b>63,930.46</b>	<b>16,300.00</b>	<b>(47,630.46)</b>
<b>Total Expenses</b>	<b>118,093.62</b>	<b>80,151.00</b>	<b>(37,942.62)</b>
<b>Cash Receipts over (under) Expenses</b>	<b>(\$38,173.15)</b>	<b>(251.00)</b>	<b>(37,922.15)</b>

*Cash - December 31, 2011*

*2012 - Expenses over Receipts*

*Cash - December 31, 2012*

**(\$38,173.15)**

# STRATEGY / BUDGET—2013

- ✘ Continue Rigorous Financial Controls
- ✘ Continue Police Partnership for Sub Safety
- ✘ Support Strong Supplier Relationships
- ✘ Expand Board Monitoring for Sub Safety
- ✘ Sustain Entryway & Court Landscaping Quality
- ✘ Trim Large Trees: Entryways & Berm/Bike Paths
- ✘ Remediate 8-Mile Truck Turn-In Lane
- ✘ Follow DPS to Finish 8-Mile Endcap Curb Repairs
- ✘ Continue Sub-Wide Mailbox Replacements

# MAILBOX RENOVATION--2012

- ✘ Bought:
  - + Azek
  - + New Metal Mailbox Inserts
  - + Special KDAT Support/Trim Boards
- ✘ Computer Cut Azek Parts
- ✘ Upgraded/Replaced Door Hinge Rivets
- ✘ Laser Engraved Addresses & Trim
- ✘ Installed Ashbury (W), Ashbury Ct. & Westchester Ct.



# MAILBOX RENOVATION--2013

## ✘ Continue Installations

- + Rest of Ashbury
  - + Dundee
  - + Wheaton
  - + Oxford Ct.
  - + Chase Drive 8 to 9 Mile
  - + Trent Court
  - + Phase Three
- ## ✘ Projected Completion: Mid 2014



# BUDGET—2013

	2012	2013	Fav (Unfav)
	<u>Actuals</u>	<u>Budget</u>	<u>Budget to Actual</u>
<b>Income</b>			
<b>4000 - Homeowners Dues</b>	\$78,480.00	79,200.00	720.00
<b>4002 - Late Charge / Pr Yr Dues</b>	923.50	0.00	(923.50)
<b>4099 - Interest Income</b>	390.97	400.00	9.03
<b>4115 - Garage Sale</b>	126.00	100.00	(26.00)
<b>4120 - Octoberfest / Picnic</b>	0.00	100.00	100.00
<b>Total Income</b>	<b>79,920.47</b>	<b>79,800.00</b>	<b>(120.47)</b>



# BUDGET—2013

Expense	<u>2012 Actuals</u>	<u>2013 Budget</u>	<b>Fav (Unfav) Budget</b>
<b>6100 - Administration</b>			
6110 - Insurance	3,020.93	3,600.00	(579.07)
6120 - Legal Fees	0.00	1,800.00	(1,800.00)
6122 - Financial Review	0.00	100.00	(100.00)
6125 - Newsletter			
6125 - Newsletter - Other	850.00	850.00	0.00
6135 - Website	479.95	600.00	(120.05)
<b>Total 6125 - Newsletter</b>	<u>1,329.95</u>	<u>1,450.00</u>	<u>(120.05)</u>
6140 - Bank Charges	300.00	300.00	0.00
6145 - Fed & Mich Filing Fees	119.00	200.00	(81.00)
6150 - Postage & Mailing	885.78	1,000.00	(114.22)
6155 - Office Supplies	266.14	300.00	(33.86)
<b>Total 6100 - Administration</b>	<u><b>5,921.80</b></u>	<u><b>8,750.00</b></u>	<u><b>(2,828.20)</b></u>

# BUDGET—2013

	<b>2012</b>	<b>2013</b>	<b>Fav (Unfav)</b>
	<b>Actuals</b>	<b>Budget</b>	<b>Budget</b>
<b>6200 - Utilities &amp; Repairs</b>			
<b>6210 - Electric</b>			
6212 - 8 Mile	2,013.76	2,100.00	(86.24)
6214 - 9 Mile	1,405.49	1,400.00	5.49
<b>Total 6210 - Electric</b>	3,419.25	3,500.00	(80.75)
<b>6220 - Electrical Repair</b>	1,189.22	2,000.00	(810.78)
<b>6225 - Mailbox Repairs</b>			
6221 - Repair Costs	2,351.75	2,000.00	351.75
6222 - Reimbursements Received	(95.00)	0.00	(95.00)
<b>Total 6225 - Mailbox Repairs</b>	2,256.75	2,000.00	256.75
<b>6230 - Sprinkler &amp; Well Repairs</b>	4,507.61	2,000.00	2,507.61
<b>6231 - Well Rid O Rust</b>	5,702.24	7,000.00	(1,297.76)
<b>6235 - Street Sign Repairs</b>	760.50	750.00	10.50
<b>Total 6200 - Utilities &amp; Repairs</b>	<b>17,835.57</b>	<b>17,250.00</b>	<b>585.57</b>

# BUDGET—2013

	<b>2012</b> <b>Actuals</b>	<b>2013</b> <b>Budget</b>	<b>Fav (Unfav)</b> <b>Budget</b>
<b>6300 - Special Events</b>			
6315 - Easter Egg Hunt	0.00	300.00	(300.00)
6320 - Garage Sale	68.04	100.00	(31.96)
6335 - Oktoberfest / Picnic	0.00	500.00	(500.00)
6340 - Halloween Parade	0.00	250.00	(250.00)
<b>Total 6300 - Special Events</b>	<b>68.04</b>	<b>1,150.00</b>	<b>(1,081.96)</b>
<b>6400 - Landscaping</b>			
6410 - Mowing	8,400.00	8,400.00	0.00
6415 - Flowers	7,809.75	9,207.00	(1,397.25)
6420 - Fertilizer	875.00	1,000.00	(125.00)
6425 - Fall & Spring Cleaning	1,915.00	1,915.00	0.00
6430 - Weeding	1,420.00	1,800.00	(380.00)
6431 - Pear Tree Trimming	875.00	3,600.00	(2,725.00)
6435 - Bark/Peat/Dirt	1,856.00	600.00	1,256.00
6440 - Christmas Lights	3,877.00	4,100.00	(223.00)
6445 - Misc. Landscaping	630.00	2,000.00	(1,370.00)
6446 - Snow Removal 8 & 9 Mile	1,380.00	1,500.00	(120.00)
<b>Total 6400 - Landscaping</b>	<b>29,037.75</b>	<b>34,122.00</b>	<b>(5,084.25)</b>

# BUDGET—2013

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	<b>Actuals</b>	<b>Budget</b>	<b>Budget</b>
<b>6500 - Storage Locker &amp; Misc.</b>	750.00	750.00	0.00
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<b>6810 - Entry Sign Repair</b>	232.28	1,300.00	(1,067.72)
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<b>Total 6800 - Capital Expenditures</b>	63,930.46	13,800.00	50,130.46
<b>Total Expenses</b>	<b>118,093.62</b>	<b>79,822.00</b>	<b>38,271.62</b>
<b>Cash Receipts over (under) Expenses</b>	<b>(\$38,173.15)</b>	<b>(22.00)</b>	<b>38,151.15</b>

# NOVI POLICE DEPARTMENT

## ON THE BEAT IN CHASE FARMS



Officer Bob Manar

# BOARD MEMBER/VOLUNTEER

- ✘ Board Member
- ✘ Support Team
  - + Architectural Control
  - + Safety
  - + Social

Annual Meeting—2013

CHASE FARMS  
HOMEOWNERS ASSOCIATION