



CHASE FARMS HOMEOWNERS ASSOCIATION

2015 ANNUAL MEETING

ANNUAL MEETING AGENDA

- 🌐 Who Is Chase Farms Homeowners Association?
- 🌐 What Did Chase Farms Homeowners Association Do in 2014?
- 🌐 How Did We Do Financially in 2014?
- 🌐 What Is Our Vision for 2015?
- 🌐 What is our Budget for 2015?

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HOMEOWNERS

- 🌐 CAREFULLY MAINTAIN & UPGRADE THEIR HOME & PROPERTY
- 🌐 FOLLOW CHASE FARMS CARE & CONCERN REMINDERS
- 🌐 RESPOND TO ANNUAL ARCHITECTURAL AUDIT LETTERS
- 🌐 PAY ANNUAL DUES ON TIME—JANUARY 31
- 🌐 MAKE MAJOR UPGRADES IN LANDSCAPE & ARCHITECTURE
- 🌐 WATCH & “IF THEY SEE SOMETHING, SAY SOMETHING.”

EXCELLENT SUPPLIERS

- 🌐 All Season Tree Service
- 🌐 AntEco Pest & Wildlife Management
- 🌐 Begonia Brothers
- 🌐 Brian Renner Webmaster
- 🌐 Calypso Signs
- 🌐 Poole Well Drilling & Pump Repair
- 🌐 Dan Wright Custom Carpentry
- 🌐 Eagle Stone & Masonry
- 🌐 Estate Storage
- 🌐 Scotts Lawn Service
- 🌐 Marketing Renovations
- 🌐 Sunrize Irrigation
- 🌐 Volk Corporation
- 🌐 Waug's Electric Service

STRONG CIVIC SUPPORTERS

NOVI POLICE DEPARTMENT

-  Effective Patrols

-  Rapid Response


-  Monthly Meeting: OFFICER STEVEN PATTERSON

NOVI DEPARTMENT OF PUBLIC SERVICES

-  Responsive Ordinance, Snow Plow, & Street Maintenance

NOVI FORESTRY DEPARTMENT

-  Removed & Replaced All Dead or Dying Trees

-  Provide Valuable Counsel to the Board for Entryway Landscape

POSTAL CARRIER, GERARD

-  Daily Mail Service and Mailbox Status

VOLUNTEER LEADERS & TEAMS



NICOLE AZZOUZ – Easter Egg Hunt



SHANE SIMPSON – Garage Sale



NANCY ROBERTS – Picnic



BOARD OF DIRECTORS

 ART BELLOLI—PRESIDENT

DEDICATED

 STEPHEN LETZEISER

DILIGENT

 LARRY LLOYD—VICE PRESIDENT

PERSISTENT

 LARRY NELSON

WATCHFUL

 DAVE RENNER—TREASURER

RESPONSIVE

 HEIDI RHOME

CREATIVE

TRUSTWORTHY

WHO IS CHASE FARMS?

- 🌐 **THREE HUNDRED THIRTY DEDICATED HOMEOWNERS**
- 🌐 **FOURTEEN AWESOME SUPPLIERS**
- 🌐 **THREE STRONG NOVI CITY DEPARMENTS**
- 🌐 **ONE DEDICATED, ATTENTIVE POSTAL CARRIER**
- 🌐 **THREE UNBELIEVABLY INVESTED VOLUNTEER LEADERS—
& THEIR TEAM MEMBERS**
- 🌐 **SIX VERY PROUD BOARD MEMBERS**

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WHAT WE DID IN 2014 1/3

- **STABLE, SAFE, SOUND, SUPPORTIVE**
 - **Physically**
 - **Financially**
 - **Relationships**
- **PREMIER CLEAN, WELL-GROOMED ENTRYWAYS & COURTS**
 - **Install & Maintain Two Annual Flower Plantings**
 - **Mow Entryway Lawns and 8 Courts Weekly**
 - **Weed All Beds Every Other Week & More When Needed**
 - **Apply 6 Rounds of Scotts Lawn Service Fertilizer**
 - **Remove Dead/Dying Trees/Branches 8-Mile Berm & Island**
 - **Remove Seriously Overhanging Branches; Seed Areas**
 - **Complete Major Spring & Fall Clean-Ups**






WHAT WE DID IN 2014

2/3




- **MAILBOX REPLACEMENT PROJECT COMPLETED**
 - Complete Upgrade of Hinge Pins to Stainless Shoulder Bolts
 - Straighten and Strengthen All Posts as Needed
 - Robust Design & Materials (*Azek Product, Stainless Steel Screws & Bolts, Spring-Loaded Latches, Nylon Washers, Kiln-Dried Treated Wood, and Sherwin-Williams Duration Paint*) Provide Durable, Weather-Proven Product
 - Repair Mailboxes Damaged by Plows, Vehicle Strikes
 - 2014-15 Winter: Second Highest Snow Season SE Michigan History
 - Clean Graffiti From 5 North Chase Drive Boxes (Police Report)
- **TRIM/PRUNE TREES & SHRUBS ON ALL 8 COURTS**
 - Renovate Westchester Court Island—In Ground Infestation of Cicada-Killing Wasps

WHAT WE DID IN 2014 3/3

MAINTAIN 8 & 9-MILE WELLS AND IRRIGATION SYSTEMS

-  Replace Damaged Heads
-  Reset Time Clocks Following Electrical Storms/Power Outages
-  Monitor DTE Energy App to Track Power Outages
-  Adjust Rid-O-Rust System Flow/Cleaner to Minimize Rust Stains
-  Winterize Both Wells; Blow Out Irrigation Systems

CONSISTENT LIGHTING

-  Replace All Burnt Out Bulbs Within 2 Days of Observed Outage
-  Replace Middle Pole on North 8-Mile Island—Tree Fell On It
-  Lost First Light Pole @ South 8-Mile Island—Driver Lost Control

CONSISTENT SIGNAGE

-  Replace 2 “A”s Stolen @ West 9-Mile CHFA Sign

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FINANCIAL REPORT—2014

	Full Year 2014		Fav (Unfav)
	Budget	Jan - Dec	Budget
Income			
4000 - Homeowners Dues	\$79,200.00	\$78,960.00	(240.00)
4002 - Late Charge / Pr Yr	0.00	2,702.73	2,702.73
4099 - Interest Income	100.00	114.69	14.69
4115 - Garage Sale	100.00	108.00	8.00
4120 - Oktoberfest / Picnic	300.00	224.00	(76.00)
Total Income	79,700.00	82,109.42	2,409.42

FINANCIAL REPORT—2014

Expense	Full Year 2014		Fav (Unfav)
	Budget	Jan - Dec	Budget
6100 - Administration			
6110 - Insurance	3,400.00	3,193.50	206.50
6120 - Legal Fees	1,500.00	0.00	1,500.00
6122 - Financial Review	100.00	0.00	100.00
6125 - Newsletter			
6125 - Newsletter - Other	850.00	850.00	0.00
6135 - Website	600.00	513.88	86.12
Total 6125 - Newsletter	1,450.00	1,363.88	86.12
6140 - Bank Charges	300.00	285.00	15.00
6145 - Fed & Mich Filing Fees	200.00	(79.00)	279.00
6150 - Postage & Mailing	1,000.00	910.85	89.15
6155 - Office Supplies	300.00	133.68	166.32
Total 6100 - Administration	8,250.00	5,807.91	2,442.09

FINANCIAL REPORT—2014

	Full Year 2014		Fav (Unfav)
	Budget	Jan - Dec	Budget
6200 - Utilities & Repairs			
6210 - Electric			
6212 - 8 Mile	2,100.00	1,441.38	658.62
6214 - 9 Mile	1,400.00	999.66	400.34
Total 6210 - Electric	<u>3,500.00</u>	<u>2,441.04</u>	1,058.96
6220 - Electrical Repair	2,000.00	2,196.22	(196.22)
6225 - Mailbox Repairs			
6221 - Repair Costs	4,000.00	5,957.22	(1,957.22)
6222 - Reimbursements Rec'd	0.00	(2,386.21)	2,386.21
Total 6225 - Mailbox Repairs	<u>4,000.00</u>	<u>3,571.01</u>	428.99
6230 - Sprinkler & Well Repairs	2,000.00	918.62	1,081.38
6231 - Well Rid O Rust	6,000.00	4,547.80	1,452.20
6235 - Street Sign Repairs	750.00	35.00	715.00
Total 6200 - Utilities & Repairs	<u>18,250.00</u>	<u>13,709.69</u>	4,540.31

FINANCIAL REPORT—2014

	Full Year 2014		Fav (Unfav)
	Budget	Jan - Dec	Budget
6300 - Special Events			
6315 - Easter Egg Hunt	550.00	728.97	(178.97)
6320 - Garage Sale	100.00	85.63	14.37
6335 - Oktoberfest / Picnic	1,000.00	972.00	28.00
Total 6300 - Special Events	1,650.00	1,786.60	(136.60)
6400 - Landscaping			
Total 6400 - Landscaping	32,582.00	35,738.50	(3,156.50)

FINANCIAL REPORT—2014

	Full Year 2014		Fav (Unfav)
	Budget	Jan - Dec	Budget
6500 - Storage Locker & Misc.	1,512.00	0.00	1,512.00
6600 - Park Maintenance	2,000.00	0.00	2,000.00
6700 - Emergency Reserve	2,000.00	540.00	1,460.00
6800 - Capital Expenditures			
6810 - Entry Sign Repair/ Imp'ts	10,000.00	704.40	9,295.60
6820 - Mailbox Renovations	3,500.00	8,736.72	(5,236.72)
Total 6800 - Capital Expenditures	13,500.00	9,441.12	4,058.88
Total Expenses	79,744.00	67,023.82	12,720.18
Cash Receipts over (under) Expenses	(\$44.00)	\$15,085.60	\$15,129.60

Cash - January 1, 2014 **\$8,927.53**

Results 20134 - Expenses over Receipts **\$15,085.60**






Cash - December 31, 2014 **\$24,013.13**

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VISION—2015

1/2

-  **Continue Rigorous Financial Controls**
-  **Keep Cash Reserves at Reasonable Levels**
-  **Continue Police Partnership for Sub Safety**
-  **Continue Robust Novi DPS and Forestry Partnerships**
-  **Continue Strong Supplier Relationships**

VISION—2015

2/2

- **Major Entryway Improvements**
 - **Remove Bradford Pears and Spruce Trees from Islands**
 - Major Limb Breaks (Wind, Trucks, Age)
 - Damage Light Poles
 - No Longer Recommended By Landscapers & Foresters & Forestry Department
 - Replace with Smaller, More Attractive, Durable Trees
 - **Remove Existing High Pressure Sodium Vapor Lights/Poles**
 - Two Already Missing; Parts Unavailable; Imported Inventory Depleted
 - Increasing Lamp, Ballast, Wiring Failures and Electricity Usage
 - Replace with Updated High Efficiency LED Fixtures & Lamps—Better Light, Less Cost
 - **Remove Existing Aged and ‘Rusted’ Fences**
 - Studied Options: Remove, Sandblast, Powder-Coat Repair; Then Replace or Buy New
 - Removed @ 9-Mile; Experiment; Approved Results
 - Replace with Updated Low-Maintenance Attractive Shrub Plantings--Contemporary Look
- **Novi Neighborhood Entryway Enhancement Matching Grant Program**
 - Funding to Novi Homeowners Associations: Enhance Neighborhoods Through High-Quality, Sustainable, Entranceway Beautification Projects
 - Eligible for a 50% Match Up to Maximum of \$5,000 at City’s Discretion

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BUDGET—2015

	<u>2015 Budget</u>	<u>2015 Budget</u>	<u>2015 Budget Fav (Unfav) 2014 Budget</u>
Income			
4000 - Homeowners Dues	\$79,200.00	\$79,200.00	\$0.00
4002 - Late Charge / Pr Yr Dues	0.00	0.00	0.00
4099 - Interest Income	100.00	100.00	0.00
4115 - Garage Sale	100.00	100.00	0.00
4120 - Octoberfest / Picnic	300.00	300.00	0.00
Total Income	<u>79,700.00</u>	<u>79,700.00</u>	<u>0.00</u>

BUDGET—2015

Expense	<u>2015 Budget</u>	<u>2015 Budget</u>	<u>2015 Budget Fav (Unfav) 2014 Budget</u>
6100 - Administration			
6110 - Insurance	3,400.00	3,400.00	0.00
6120 - Legal Fees	1,500.00	500.00	1,000.00
6122 - Financial Review	100.00	100.00	0.00
6125 - Newsletter			
6125 - Newsletter - Other	850.00	850.00	0.00
6135 - Website	600.00	600.00	0.00
Total 6125 - Newsletter	1,450.00	1,450.00	0.00
6140 - Bank Charges	300.00	300.00	0.00
6145 - Fed & Mich Filing Fees	200.00	200.00	0.00
6150 - Postage & Mailing	1,000.00	1,000.00	0.00
6155 - Office Supplies	300.00	300.00	0.00
Total 6100 - Administration	8,250.00	7,250.00	1,000.00

BUDGET—2015

	<u>2015 Budget</u>	<u>2015 Budget</u>	<u>2015 Budget Fav (Unfav) 2014 Budget</u>
6200 - Utilities & Repairs			
6210 - Electric			
6212 - 8 Mile	2,100.00	2,100.00	0.00
6214 - 9 Mile	1,400.00	1,400.00	0.00
Total 6210 - Electric	<u>3,500.00</u>	<u>3,500.00</u>	0.00
6220 - Electrical Repair	2,000.00	3,000.00	(1,000.00)
6225 - Mailbox Repairs			
6221 - Repair Costs	4,000.00	6,000.00	(2,000.00)
6222 - Reimbursements Recd	0.00	0.00	0.00
Total 6225 - Mailbox Repairs	<u>4,000.00</u>	<u>6,000.00</u>	(2,000.00)
6230 - Sprinkler & Well Repairs	2,000.00	2,000.00	0.00
6231 - Well Rid O Rust	6,000.00	6,000.00	0.00
6235 - Street Sign Repairs	750.00	750.00	0.00
Total 6200 - Utilities & Repairs	<u>18,250.00</u>	<u>21,250.00</u>	(3,000.00)

BUDGET—2015

	<u>2015 Budget</u>	<u>2015 Budget</u>	<u>Fav (Unfav) 2014 Budget</u>
6300 - Special Events			
6315 - Easter Egg Hunt	550.00	550.00	0.00
6320 - Garage Sale	100.00	100.00	0.00
6335 - Oktoberfest / Picnic	1,000.00	1,000.00	0.00
Total 6300 - Special Events	<u>1,650.00</u>	<u>1,650.00</u>	<u>0.00</u>
6400 - Landscaping			
Total 6400 - Landscaping	32,582.00	33,697.00	(1,115.00)

BUDGET—2015

	<u>2015 Budget</u>	<u>2015 Budget</u>	<u>2015 Budget Fav (Unfav) 2014 Budget</u>
6500 - Storage Locker & Misc.	1,512.00	1,512.00	0.00
6600 - Park Maintenance	2,000.00	500.00	1,500.00
6700 - Emergency Reserve	2,000.00	500.00	1,500.00
6800 - Capital Expenditures			
6810 - Entry Sign Repair/ Imp'ts	10,000.00	30,000.00	(20,000.00)
6820 - Mailbox Renovations	3,500.00	0.00	3,500.00
Total 6800 - Capital Expenditures	<u>13,500.00</u>	<u>30,000.00</u>	<u>(16,500.00)</u>
Total Expenses	<u>79,744.00</u>	<u>96,359.00</u>	<u>(16,615.00)</u>
Cash Receipts over (under) Expenses	<u>(\$44.00)</u>	<u>(\$16,659.00)</u>	<u>(\$16,615.00)</u>



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