



CHASE FARMS
HOMEOWNERS • ASSOCIATION

CFHA • PO Box 886 • Novi • MI 48375-0886

2016 ANNUAL MEETING

AGENDA

- Who Are We?
- What Do We Do?
- 2015
 - Results
 - Financials
- 2016
 - Vision / Plans
 - Budget

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, 2016
- Make Major Upgrades in Landscape & Architecture
- Watch & “*If They See Something, They Say Something.*”

EXCELLENT SUPPLIERS

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

STRONG CIVIC SUPPORTERS

- NOVI POLICE DEPARTMENT
 - Effective Patrols
 - Rapid Response
- NOVI DEPARTMENT OF PUBLIC SERVICES
 - Responsive Ordinance Enforcement, Snow Plow, & Street Maintenance
- NOVI FORESTRY DEPARTMENT
 - Removed & Replaced All Dead or Dying Trees
 - Provide Valuable Counsel to the Board for Entryway Landscape
- UNITED STATES POSTAL CARRIER, GERARD
 - Daily Mail Service and Mailbox Condition Reports

VOLUNTEER LEADERS/TEAMS



Easter Egg Hunt

SHANE SIMPSON – Garage Sale



Picnic



BOARD OF DIRECTORS

- **ART BELLOLI—PRESIDENT**
- **STEPHEN LETZEISER**
- **LARRY LLOYD—VICE PRESIDENT**
- **LARRY NELSON**
- **DAVE RENNER—TREASURER**
- **HEIDI RHOME**

- ✓ DEDICATED
- ✓ DILIGENT
- ✓ PERSISTENT
- ✓ WATCHFUL
- ✓ RESPONSIVE
- ✓ CREATIVE
- ✓ TRUSTWORTHY

WHO IS CHASE FARMS?

- THREE HUNDRED THIRTY DEDICATED HOMEOWNERS
- FIFTEEN AWESOME SUPPLIERS
- THREE STRONG NOVI CITY DEPARMENTS
- ONE DEDICATED, ATTENTIVE POSTAL CARRIER
- INVESTED VOLUNTEER LEADERS & TEAM MEMBERS
- SIX VERY PROUD BOARD MEMBERS

What Do We Do—Always?

- STABLE, SAFE, SOUND, SUPPORTIVE
 - Physically, Financially, Relationally
- PREMIER CLEAN, ATTRACTIVE ENTRYWAYS & COURTS
 - Annual Flower Plantings
 - Mow Entryway Lawns and 8 Courts Every Week
 - Weed All Beds Every Other Week & More As Needed
 - Apply 6 Rounds of Natural Way Lawn Service Fertilizer
 - Remove Dead Trees/Branches 8-Mile & 9-Mile Entryways
 - Complete Major Spring & Fall Clean-Ups

What Else Do We Always Do?

- MAINTAIN 8 & 9-MILE WELLS AND IRRIGATION SYSTEMS
 - Replace Damaged Heads
 - Reset Time Clocks Following Electrical Storms/Power Outages
 - Adjust Rid-O-Rust System Flow/Cleaner to Minimize Rust Stains
 - Maintain & Winterize Both Wells; Blow Out Irrigation Systems
- CONSISTENT SIGNAGE
 - Replace Stolen Letters on CHFA Signs
 - Replace Damaged/Vandalized Street Sign Poles & Name Signs
- CONSISTENT LIGHTING
 - Maintain All Entryway Lighting
 - Design and Install Unique Holiday Decorations
- MAINTAIN / REPAIR MAILBOXES

Anything Else?

- SUPPORT ARCHITECTURAL & LANDSCAPE STANDARDS
 - Review for Approval All Major Home and Landscape Changes
 - Conduct Annual Audit of All Homes and Landscaping
 - Advise Residents of Opportunities for Necessary Improvements
- SUPPORT DEED RESTRICTIONS AND BYLAW COMPLIANCE
 - Assist Homeowner Clarity
- MANAGE FINANCES
 - Set & Invoice Annual Dues
 - Collect & Deposit Dues—NOTE: **ZERO** Delinquency!
 - Contract & Manage Maintenance Services
 - Audit, Approve, and Pay Expenses
 - Deliver Annual Budgets & Robust Financial Records and Reports
- **AND...CONTINUOUSLY IMPROVE**

Entryway Enhancement Program

Guiding Principles

- Renew Chase Farms Entryways: Newer, Fresher, Cleaner, More Durable, Stable, Environmentally Sound—No Invasive Species, Butterfly & Bee Friendly
- Remove Dangerous, Frequently Breaking Tree Limbs, Increase Driver Visibility And Overall Safety (1)
- Replace High Pressure Sodium Light Bulbs With State of the Art LED Lights
- Fixtures On Top Of New Fluted Green Verde Aluminum Poles to Match Our Existing Street Signs & Mimic Shape of Adirondack Crabtrees
- Leverage History, Skills, Relationships, & Knowledge of Our Existing Suppliers Especially Since No As-Built Nor As-Adjusted Drawings Available
- Model Behaviors Of Responsible Architectural And Landscape Approaches While Increasing Numbers Of Residents Fix Up Their Own Homes
- Make No Short-term Fixes Nor Poor Quality Installations
- Achieve A Total Quality Result
- Diligently Apply For Novi Entryway Enhancement Matching Grant Program

Entryway Enhancement Program

REMOVED

17 Overgrown Island Trees

10 Light Poles, Deteriorated bases,
failing electric wires

High Pressure Sodium Double Globe
Lamps/Fixtures

Aged, Damaged, and 'Rusted' Fences

Highly Deteriorated, Unprotected
Underground Electrical & Water Lines

4 Gravel Trains of Dirt, Gravel, Roots, &
Old Cement Bases—200 Yards

INSTALLED

26 Smaller, Attractive, Durable, Disease-
Resistant Adirondack Crabapple Trees

New Verde Fluted Aluminum Poles—
Match CFHA Street Signs; New Larger
Bases & All New Wiring & GFI Outlet
at Top of Each Pole

High-Efficiency Single LED “Black
Sky” Luminaries Design to Match
Crabtrees

Attractive Low-Maintenance Shrubs—
Contemporary Look

New, Durable Conduits; All New Wires,
Water Lines/Valves

Enhanced, Inviting, Attractive, Low
Maintenance, Lighting. Landscape and
Fresh Air

Design & Execution Integrity



Yes, There's More!

- **Novi Neighborhood Entryway Enhancement Matching Grant**
 - Funds for Novi Homeowners Associations to Enhance Neighborhoods Through High-Quality, Sustainable, Entryway Beautification Projects
 - Eligible for 50% Match up to Maximum of \$5,000
 - Eleven HOA's wrote grants and entered competition.
 - Five HOA's awarded \$5,000 each
 - Chase Farms tops on all lists!



Still More!

- **Novi Neighborhood Road Program**

- Maintained Frequent & Reliable Communication with Novi DPS, OHM Advisors, & Fiore Construction

- Monitored Progress, Plans, Results, and Conditions
- Provided Regular Status Updates To Residents
- Mitigated Resident Issues Or Concerns
- Offered Options: Construction Material Storage, Signage Improvements, Parking Considerations, Mailbox Damage, Repairs, Reimbursement

- Began Late September & Completed to Date:

- *BROCKSHIRE ST from Chase Dr to Hampshire St—Total Reconstruction Completed*
- *WESTCHESTER CT from Ashbury Dr to End—Total Reconstruction Completed*
- *CHASE DR from Reindeer Dr to Trent Ct—Total Reconstruction Completed*

- Deferred to Spring 2016

- *SUDBURY CT from Brockshire St to End; PASER 3, Concrete, Reconstruction*
- *TRENT CT from Chase Dr to End; PASER 4, Concrete, Reconstruction*

Trash Talk

- Advanced Disposal Takes Over From OOB Hornback Recycling
- Multiple Initial Service Issues
- Board Discussions with Advanced Officials Resolved Issues; Secured Unique Service Enhancements for Chase Farms
- Novi City Council Begins Work On New Single-hauler Ordinance.
- Board Monitors Several Council Meetings and Citizen Feedback Sessions
- Multiple Discussions with City Officials at Novi Ambassador and Other Meetings
- Board Pleased With Progress And Performance Of Advanced Disposal. No Significant Chase Farms Issues Remain
- Stay Tuned

Financial Report—2015

	2015	2015
	Actuals	Budget
	<hr/>	<hr/>
Income		
4000 - Homeowners Dues	\$79,200.00	\$79,200.00
4002 - Late Charges Dues	277.50	0.00
4099 - Interest Income	117.59	100.00
4115 - Garage Sale	0.00	100.00
4120 - Octoberfest / Picnic	0.00	300.00
Total Income	<hr/> \$79,595.09	<hr/> \$79,700.00

Financial Report—2015

	2015 Actuals	2015 Budget
Expense	<hr/>	<hr/>
6100 - Administration		
6110 - Insurance	\$3,251.50	\$3,400.00
6120 - Legal Fees	0.00	500.00
6122 - Financial Review	0.00	100.00
6125 - Newsletter		
6125 - Newsletter - Other	929.00	850.00
6135 - Website	562.11	600.00
Total 6125 - Newsletter	<hr/> 1,491.11	<hr/> 1,450.00
6140 - Bank Charges	300.00	300.00
6145 - Fed & Mich Filing Fees	20.00	200.00
6150 - Postage & Mailing	847.34	1,000.00
6155 - Office Supplies	5.00	300.00
Total 6100 - Administration	<hr/> \$5,914.95	<hr/> \$7,250.00

Financial Report—2015

	2015 Actuals	2015 Budget
6200 - Utilities & Repairs		
6210 - Electric		
6212 - 8 Mile	\$1,633.00	\$2,100.00
6214 - 9 Mile	1,175.08	1,400.00
Total 6210 - Electric	2,808.08	3,500.00
6220 - Electrical Repair	405.00	2,500.00
6225 - Mailbox Repairs		
6221 - Repair Costs	1,995.00	6,000.00
6222 - Reimbursements Received	(70.00)	0.00
Total 6225 - Mailbox Repairs	1,925.00	6,000.00
6230 - Sprinkler & Well Repairs	1,008.45	2,000.00
6231 - Well Rid O Rust	689.28	6,000.00
6235 - Street Sign Repairs	2,601.59	750.00
Total 6200 - Utilities & Repairs	\$9,437.40	\$20,750.00

Financial Report—2015

	2015	2015
	<u>Actuals</u>	<u>Budget</u>
6300 - Special Events		
6315 - Easter Egg Hunt	\$0.00	\$550.00
6320 - Garage Sale	0.00	100.00
6335 - Oktoberfest / Picnic	0.00	1,000.00
	<hr/>	<hr/>
Total 6300 - Special Events	\$0.00	\$1,650.00
6400 - Landscaping		
Total 6400 - Landscaping	\$29,735.00	\$33,697.00

Financial Report—2015

	2015	2015
	Actuals	Budget
	<hr/>	<hr/>
6500 - Storage Locker	\$1,512.00	\$1,512.00
6600 - Park Maintenance	\$0.00	\$500.00
6700 - Emergency Reserve	\$0.00	\$500.00
6800 - Capital Expenditures		
6810 - Entry Sign Repair	\$0.00	\$0.00
6820 - Mailbox Renovations	0.00	0.00
6830 - Tree Removal	3,600.00	0.00
6840 - Lighting / Electrical	35,892.80	30,000.00
6850 - Landscape Materials / Install	25,046.88	0.00
6860 - Sprinkler System	4,028.71	0.00
	<hr/>	<hr/>
Total 6800 - Capital Expenditures	\$68,568.39	\$30,000.00
	<hr/>	<hr/>
Total Expenses	\$115,167.74	\$95,859.00
	<hr/>	<hr/>
Cash Receipts over (under) Expenses	(\$35,572.65)	(\$16,159.00)
	<hr/>	<hr/>

Financial Report—2015

Cash Receipts over (under) Expenses - 2015	<u>(\$35,572.65)</u>
Cash Balance Beginning of Year- January 1, 2015	\$24,013.13
Net Expenses for 2015	<u>(\$35,572.65)</u>
Cash - December 31, 2015 Technical Overdraft	<u>(\$11,559.52)</u>
Checks Not Presented "Held" at Year End	(\$24,038.00)
Novi Grant Not Yet Received - Issued January 11, 2016	\$5,000.00
Net Amount of Pending Bills and Grant Funding	<u>(\$19,038.00)</u>
Cash - December 31, 2015 Balance in Bank Account	<u>\$7,478.48</u>

VISION—2016

- Continue Rigorous Financial Controls
- Keep Cash Reserves at Reasonable Levels
- Continue Police Partnership for Sub Safety
- Continue Robust Novi DPS & Forestry Partnerships
- Continue Strong Supplier Relationships
- Complete Entryway Enhancement Program
 - Install New Island Landscape Beds
 - Include Sod on Inner 8-Mile Island

Budget—2016

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6222 - Reimbursements Received	(70.00)	0.00
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6850 - Landscape Materials / Install	25,046.88	6,000.00
6860 - Sprinkler System	4,028.71	0.00
Total 6800 - Capital Expenditures	\$68,568.39	\$6,000.00
Total Expenses	\$115,167.74	\$63,077.00
Cash Receipts over (under) Expenses	(\$35,572.65)	\$16,623.00

Cash and Transactions - December 31, 2015:

Cash - Balance in Bank	\$7,478.48
Net Amount of Pending Bills and Grant Funding	(19,038.00)
Cash - December 31, 2015 Technical Overdraft	(\$11,559.52)

Cash Projected - December 31, 2016

\$5,063.48

Premier Treatment for Premier Community



- Novi Ambassador Training
 - Two Board Members Attend & Graduate
 - Enables Better Service For HOA Members
- CFHA Homeowner/Members, Novi City, and Chase Farms Board Model for Others
- Improved Chase Farms Home Sales
 - Increasing Prices
 - Low Days To Sell
 - Nineteen New CFHA Members in 2015
- Chase Farms

A Very Good Place To Call Home

- *“We’ll Keep The Lights On For You.”*



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