



Annual Meeting—2019

Board of Directors

President **Art Belloli**

Vice President **Larry Lloyd**

Treasurer **Dave Renner**

Director **Stephen Letzeiser**

Director **Larry Nelson**

Director **Heidi Rhome**

Agenda

- Accomplishments 2018
- Plans 2019
- Financial Results & Budget
- Comments / Questions / Suggestions
- Adjourn

Accomplishments 2018

Financial Status

- Twelve years continued solid results
- Five consecutive years ZERO delinquency
- Unwavering financial integrity

Rigorous Process

- No cash transactions or EFTs; checks only
- Accept only physical statements mailed directly from bank:
 - One Copy Mailed Directly To Treasurer; Second Copy Mailed To Secretary
 - Second Copy Opened Only At Board Meeting
 - Both Copies Reconciled To Each Other And To Treasurer's Financial Statement
- Dual signatures required for all checks
- Two board members must approve any non-contract work
- Formally review/approve financial statements and bank reconciliations at every board meeting

Accomplishments 2018

Relationships—Residents

- Email news/notices kept residents updated
- Prompt response to resident questions
- Mitigate resident issues concerns
- Upgraded Architectural Survey now includes:
 - No Outdoor storage of garbage & recycle bins
 - CFHA Deed Restriction & Novi Ordinance Requirement
 - No Deteriorated windows/treatments
 - Requirement to paint radon evacuation systems same as home downspouts
 - No Storage of commercial vehicles & large utility trailers
 - Letter Sent to Each "Opportunity Resident". Board Anticipates Continuing Improvement

Accomplishments 2018

Relationships—Novi City Key Contacts

Remarkably Strong

- Police & Fire Departments
- Department of Public Works
- Traffic & Forestry Departments
- United States Postal Carriers
 - Gerard Tobin (Retired 12/31/2018)

Accomplishments 2018

Relationships—Social

- Resident volunteers organized and conducted outstanding, well-attended Egg Hunt, Garage Sale, and Picnic
- Social Chairperson: Erum Shaukat
 - **Egg Hunt** 2019 Leads: Crystal Ultz & Valaurie Hopper
 - **Garage Sale**: 2019 Lead Open
 - **Picnic Lead**: 2019 Lead: Erum Shaukat
 - **Fall Meet & Greet**: 2019 Erum Shaukat



Accomplishments 2018

Relationships—Suppliers

- Same Rigorous Approach with Maintenance
- Long-Standing, Secure, Effective, Dependable, "One Phone Call" Relationships and Response from All Fifteen Suppliers

☆ All Season Tree Service

☆ 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

☆ Proof.Pest Control

☆ Brian Renner, Webmaster

☆ Sunrize Irrigation

☆ Volk Corporation

☆ Waug's Electric Service

☆ Dan Wright Custom Carpentry

Accomplishments 2018

Property & Grounds

- Maintained consistently professional appearance
- Monitored entryways daily/nightly
- ID & resolved maintenance issues promptly
- Ensured stability of common property/systems
 - Identified diseased/dying/dead city trees; secured their removal/replacement with Forestry Department
 - Dropped two dead/dying CFHA Park trees threatening Deerbrook resident's home (1 hit deck)

Accomplishments 2018

Lighting

- Zero outages longer than 24 hours
- Electricity usage & bills consistently 70% less than old lighting
- Synchronized East/West lights @ both entrances via conduits beneath reconstructed roads
- Considered new DTE Community Lighting proposal to install matching street lights at all intersections and court islands. Declined in view of Police & DPW recommendations and cost.

Accomplishments 2018

Landscape

- Mowed lawns weekly; edge bi-weekly
- Fertilized both entryways & all 8 court islands: 6 rounds
- Rotated flower beds in seasons & color
- Weeded all beds bi-weekly and as needed
- Completed spring & fall clean-ups all areas & beds
- Repaired 8-mile lawn & replaced trees: two vehicles overran curb & berm

Accomplishments 2018

Landscape—continued

- Removed ice-storm uprooted pine tree 8-mile berm
- Novi Forestry Department raised canopies of all street trees: improve driver & pedestrian visibility, tree health and upgrade subdivision appearance
- Removed climbing ivy to reveal Chase Dr. stone walls
- Very carefully sustained Eight-Mile island still very young 2 ½ year old trees & shrubs through “Perfect Storm” of road reconstruction with curb removals, sprinkler line & head damage, heavy tools & equipment storage, cement splash, and dry weather

Accomplishments 2018

Mail & Paper Boxes

- Repaired/replaced 23 boxes—mostly paperboxes
- HOA continues maintenance
- Mobile pressure washed all boxes—remove lichen-like residue & sap-held dirt
- Re-straightened all 110 mailbox stands
- Followed Juvenile Court for two years; recovered \$365 Dukesbury repair damages

Accomplishments 2018

Pests

- Removed wasp nests from city trees
- Removed 9-Mile poison ivy vines
- Westchester Court: treated cicadia-killing wasp infestation; refurbished court island
- Oxford Court island: removed dead branches & shrub

Accomplishments 2018

Roads

- Add 60' Rainbow Rock vehicle overrun lane
- Wayne County straightened center-turn-lane sign @ Deceleration Lane; we cleared rust.
- Hard Rock Concrete contractor reseeded deceleration lane twice
- DPW & Police Department updated:
 - Oxford Court Stop Sign to Pedestrian Warning
 - Ashbury/Chase to 4-Way Stop
 - Heighten driver awareness, reduce entry/exit speeds & mitigate Ashbury bump.
 - Police patrols and radar speed signs monitoring driver habits demonstrate continued effectiveness.



Accomplishments 2018

Roads—Continued

- Chase Drive—Ashbury to Trent Court—Was not scheduled for reconstruction for at least four more years
- Chase Farms Board offered Novi Department of Public Works opportunity to test two new pavement rehab material/processes able to install in spite of weather:
 - HP Concrete Cold Patch
 - Tech Crete Spray Hot Liquid Rubber Strips
- Replaced several sunken catch basins & surrounding roadway panels
- CFHA Board, DPW pleased with results—a creative solution to persistent pothole and budget problems

Accomplishments 2018

Roads—Continued

- DPW replaced paint splattered Chase Drive Stop Sign at Trent Court
- DPW repaired and reseeded all fifty-seven snow plow lawn scuffs
- Nine-Mile exit lane flooding. Begonia Brothers removed 5 small trees/ roots from run-off pipe; will remove leaves from double catch basins every mowing



Accomplishments 2018

Wells and Sprinkler Systems

- Saved more than \$40,000 over Detroit water rates since wells installed @ 8 & 9-Mile in 2006—even net of Rid-O-Rust
- Aggressive Rid-O-Rust cleaning
- Upgraded time clocks and Rid-O-Rust pumps at both entrances—more powerful & can adjust concentrate mix for weather conditions
- Installed additional heads/zones to remediate brown grass areas at both entrances

Plans 2019

Continue Robust Financial & Maintenance Control Practices

Maintenance

- Repair, replace, or paint street sign bases damaged by corrosion or landscape equipment
- Monitor health, growth, & trimming of Adirondack Crab Trees, Knock-out Roses & Yews
- Enhance Eight-Mile island's landscape following 2018 "Perfect Storm" damage
- Consider additional mile road landscape lighting
- Remove Eurasian Buckthorn bush infestation and brush over 2" diameter from incoming 9-Mile/Chase to & onto Brockshire
- Trim 21 9-Mile Crab Trees; remove dead evergreens
- Upgrade Westchester and Oxford Court islands

2018 Financial Report

2019 Budget



Financial Report – 2018 / 2019

	2018		2019
	<u>Budget</u>	<u>Actuals</u>	<u>Budget</u>
Income			
4000 - Homeowners Dues	\$79,200.00	\$79,200.00	\$79,200.00
4002 - Late Charge / Pr Yr Dues	0.00	830.00	0.00
4099 - Interest Income	0.00	0.00	0.00
4115 - Garage Sale	100.00	0.00	0.00
4120 - Picnic / Oktoberfest	300.00	0.00	0.00
Total Income	<u><u>\$79,600.00</u></u>	<u><u>\$80,030.00</u></u>	<u><u>\$79,200.00</u></u>

Financial Report – 2018 / 2019

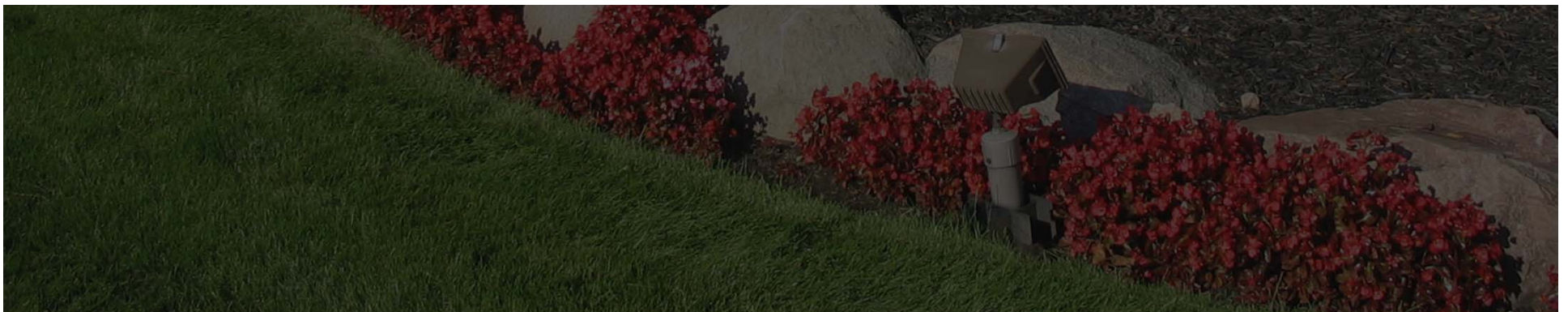
Expense	2018		2019
	<u>Budget</u>	<u>Actuals</u>	<u>Budget</u>
6100 - Administration			
6110 - Insurance	\$3,400.00	\$3,168.22	\$3,400.00
6120 - Legal Fees	500.00	0.00	500.00
6122 - Financial Review	100.00	0.00	100.00
6125 - Newsletter / Communications			
6125 - Annual Mailing - Dues	950.00	937.00	950.00
6135 - Website	700.00	679.40	700.00
Total 6125 - Newsletter / Communications	<u>1,650.00</u>	<u>1,616.40</u>	<u>1,650.00</u>
6140 - Bank Charges	200.00	138.42	200.00
6145 - Federal & Michigan Filing Fees	100.00	20.00	100.00
6150 - Postage & Mailing	1,000.00	866.00	1,000.00
6155 - Office Supplies	300.00	228.45	300.00
Total 6100 - Administration	<u>\$7,250.00</u>	<u>\$6,037.49</u>	<u>\$7,250.00</u>

Financial Report – 2018 / 2019

	2018		2019
	<u>Budget</u>	<u>Actuals</u>	<u>Budget</u>
6200 - Utilities & Repairs			
6210 - Electric			
6212 - 8 Mile	\$700.00	\$834.61	\$850.00
6214 - 9 Mile	400.00	486.23	500.00
Total 6210 - Electric	<u>1,100.00</u>	<u>1,320.84</u>	<u>1,350.00</u>
6220 - Electrical Repair	1,000.00	100.00	1,000.00
6225 - Mailbox Repairs			
6221 - Repair Costs	7,000.00	3,865.00	7,000.00
6222 - Reimbursements Received	0.00	(365.00)	0.00
Total 6225 - Mailbox Repairs	<u>7,000.00</u>	<u>3,500.00</u>	<u>7,000.00</u>
6230 - Sprinkler & Well Repairs	2,000.00	3,353.07	2,000.00
6231 - Well Rid O Rust	6,000.00	6,627.14	7,000.00
6235 - Street Sign Repairs	3,000.00	0.00	3,000.00
Total 6200 - Utilities & Repairs	<u>\$20,100.00</u>	<u>\$14,901.05</u>	<u>\$21,350.00</u>

Financial Report – 2018 / 2019

	2018		2019
	<u>Budget</u>	<u>Actuals</u>	<u>Budget</u>
6300 - Special Events			
6315 - Easter Egg Hunt	\$1,000.00	\$988.40	\$1,000.00
6320 - Garage Sale	100.00	53.58	100.00
6335 - Picnic / Octoberfest	1,000.00	1,544.03	1,500.00
Total 6300 - Special Events	<u>\$2,100.00</u>	<u>\$2,586.01</u>	<u>\$2,600.00</u>
Total 6400 - Landscaping	\$41,577.00	\$33,132.55	\$44,185.00



Financial Report – 2018 / 2019

	2018		2019
	<u>Budget</u>	<u>Actuals</u>	<u>Budget</u>
6500 - Storage Locker & Misc.	\$1,620.00	\$1,636.90	\$1,650.00
6600 - Park Maintenance	2,000.00	200.00	2,000.00
6700 - Emergency Reserve	5,000.00	7,356.00	8,000.00
6800 - Capital Expenditures			
6810 - Entry Way	0.00	0.00	0.00
6820 - Mailbox Renovations	0.00	0.00	0.00
6830 - Tree Removal	0.00	0.00	2,000.00
6840 - Lighting / Electrical	5,000.00	1,285.00	5,000.00
6850 - Landscape Materials / Install	2,000.00	2,350.00	5,000.00
6860 - Sprinkler System	3,000.00	0.00	0.00
Total 6800 - Capital Expenditures	<u>\$10,000.00</u>	<u>\$3,635.00</u>	<u>\$12,000.00</u>
Total Expenses	<u><u>\$89,647.00</u></u>	<u><u>\$69,485.00</u></u>	<u><u>\$99,035.00</u></u>

Financial Report – 2018 / 2019

	2018		2019
	<u>Budget</u>	<u>Actuals</u>	<u>Budget</u>
Total Income / Cash Receipts	\$79,600.00	\$80,030.00	\$79,200.00
Less Total Expenses	\$89,647.00	\$69,485.00	\$99,035.00
Income / Cash Receipts Over (Under) Expenses	<u>(\$10,047.00)</u>	<u>\$10,545.00</u>	<u>(\$19,835.00)</u>

Actual Cash - December 31, 2017

\$33,761.18

Cash Receipts Over Expenses

\$10,545.00

Actual Cash - December 31, 2018

\$44,306.18

Projected Cash - December 31, 2019

\$24,471.18



Comments / Questions / Suggestions

- Directors
- Volunteers
- Social Chair: **Erum Shaukat**
 - Organize and Manage Events
 - Easter Egg Hunt
 - Garage Sale OPEN
 - Picnic
 - Fall Meet & Greet OPEN
- Adjourn





Annual Meeting—2019