

2017 ANNUAL MEETING



- Who
- What
- Why
- How
- What's Next?



HOMEOWNERS / NEIGHBORS



- Home & Property
- Care & Concern Reminders
- Landscape & Architecture
- Architectural Audit
- Annual Dues—January 31, 2017
- *See Something, 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

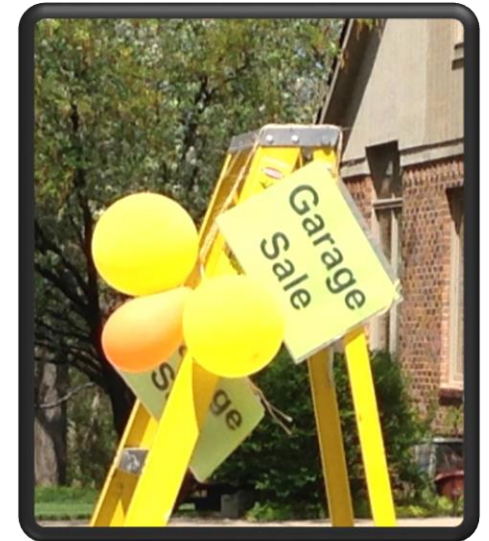
- Novi Police Department
- Novi Department Of Public Services
- Novi Forestry Department
- United States Postal Carrier, Gerard

VOLUNTEER LEADERS/TEAMS



Easter Egg Hunt

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**

CHASE FARMS HOMEOWNERS ASSOCIATION

- Homeowners – Neighbors, Friends
- Suppliers
- Novi City Department Partners
- Attentive Postal Carrier
- Volunteer Leaders & Team Members
- Board Members

What

- Stable, Safe, Sound, Supportive
- Rigorous Financial Controls
- Premier Entryways & Courts
- Effective, Cost-Saving Wells And Irrigation Systems
- Consistent Signage
- Innovative, Energy-Efficient, Lighting
- Unique, Stable Mailboxes
- Architectural & Landscape Standards
- Deed Restrictions And Bylaw Compliance
- Zero Delinquencies
- Cooperative

What Entryway Improvements!

- New, Fresh, Clean, Durable
- No Invasive Species, Butterfly & Bee Friendly
- No Breaking Tree Limbs
- Visibility And Safety
- Efficient “Black Sky” LED Lights
 - Green Poles, Street Signs & Adirondack Shape
 - Durable, Disease Resistant, Controlled Contour
 - Architectural and Landscape Approaches
 - No Short-term Fix or Poor Quality Installation
 - Total Quality
 - Award: Novi Entryway Enhancement Matching Grant



What Roads?

Total Reconstructions:

- ***BROCKSHIRE ST—Chase Drive to Hampshire Street***
- ***WESTCHESTER CT—Ashbury Drive to End***
- ***CHASE DR—Reindeer Drive to Trent Court***
- ***SUDBURY CT—Brockshire Street to End***
- ***TRENT CT—Chase Drive to End***

CHASE DRIVE Potholes & joint voids excavated & roll-resurfaced



Smooth Trash Conversion



How

2016		2017	
<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	

Financial Report - 2016 / 2017

	<u>2016</u>		<u>2017</u>
	<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	819.50	0.00
4099 - Interest Income	100.00	71.66	100.00
4120 - Octoberfest / Picnic	100.00	0.00	100.00
4115 - Garage Sale	300.00	0.00	300.00
Total Income	79,700.00	80,091.16	79,700.00

Financial Report - 2016 / 2017

	<u>2016</u>		<u>2017</u>
	<u>Budget</u>	<u>Actuals</u>	<u>Budget</u>
Expenses			
6100 - Administration			
6110 - Insurance	3,400.00	2,936.71	3,400.00
6120 - Legal Fees	500.00	0.00	500.00
6122 - Financial Review	100.00	0.00	100.00
6125 - Communications			
6125 - Newsletter - Other	950.00	937.00	950.00
6135 - Website	600.00	734.80	600.00
Total 6125 - Newsletter	1,550.00	1,671.80	1,550.00
6140 - Bank Charges	300.00	300.00	300.00
6145 - Tax Filing Fees	100.00	20.00	100.00
6150 - Postage & Mailing	1,000.00	902.25	1,000.00
6155 - Office Supplies	300.00	183.18	300.00
Total 6100 - Administration	7,250.00	6,013.94	7,250.00

Financial Report – 2016 & 2017

	<u>2016</u>		<u>2017</u>
	<u>Budget</u>	<u>Actuals</u>	<u>Budget</u>
Expenses			
6210 - Electric			
6212 - 8 Mile	1,550.00	393.00	480.00
6214 - 9 Mile	1,050.00	427.46	520.00
Total 6210 - Electric	2,600.00	820.46	1,000.00
6220 - Electrical Repair	1,000.00	0.00	1,000.00
6225 - Mailbox Repairs			
6221 - Repair Costs	2,500.00	1,871.00	1,500.00
6222 - Reimbursements	0.00	(1,579.00)	0.00
Total 6225 - Mailbox Repairs	2,500.00	292.00	1,500.00
6230 - Sprinkler & Well Repairs	2,000.00	10,263.43	2,000.00
6231 - Well Rid O Rust	5,000.00	5,108.00	6,000.00
6235 - Street Sign Repairs	1,000.00	248.40	1,000.00
Total 6200 - Utilities & Repairs	14,100.00	16,732.29	12,500.00

Financial Report - 2016 / 2017

	<u>2016</u>		<u>2017</u>
	<u>Budget</u>	<u>Actuals</u>	<u>Budget</u>
Expenses			
6300 - Special Events			
6315 - Easter Egg Hunt	550.00	716.12	1,000.00
6320 - Garage Sale	100.00	4.20	100.00
6335 - Oktoberfest / Picnic	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>
Total 6300 - Special Events	1,650.00	720.32	2,100.00

Financial Report - 2016 / 2017

	2016		2017
	<u>Budget</u>	<u>Actuals</u>	<u>Budget</u>
Expenses			
6500 - Storage Locker Rental	1,620.00	1,620.00	1,620.00
6600 - Park Maintenance	500.00	0.00	2,000.00
6700 - Emergency Reserve	1,000.00	0.00	5,000.00
6800 - Capital Expenditures			
6830 - Tree Removal	0.00	0.00	0.00
6840 - Lighting / Electrical	0.00	0.00	2,000.00
6850 - Landscape Mat'l / Install	6,000.00	6,080.00	6,000.00
6860 - Sprinkler System	0.00	0.00	0.00
Total 6800 - Capital Expenditures	<u>6,000.00</u>	<u>6,080.00</u>	<u>8,000.00</u>
Total Expenses	<u>63,077.00</u>	<u>57,728.05</u>	<u>75,792.00</u>
Cash Receipts over (under) Expenses	<u>\$16,623.00</u>	<u>\$22,363.11</u>	<u>\$3,908.00</u>

Ending Cash Balance – December 31, 2016 - \$10,803.59

WHAT'S NEXT—2017

- Rigorous Financial Controls
- Cash Reserves at Reasonable Levels
- Police Partnership for Sub Safety
- Robust Novi DPS & Forestry Partnerships
- Strong Supplier Relationships
- Continually Improve

Premier Treatment for Premier Community



“A Very Good Place To Call Home”

We’ll Keep The Lights On
For You

If You See Something,
Say Something



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