

A large tree is illuminated with numerous small green lights, creating a vibrant display against the dark night sky. In the foreground, a white sign with a decorative border is visible. The sign features a silhouette of a horse in a circular frame at the top. Below the horse, the text "CHASE FARMS" is written in a large, serif font, and "HOMEOWNERS • ASSOCIATION" is written in a smaller, sans-serif font below it. To the right of the tree, a street sign is partially visible, showing the word "CHASE".

CHASE FARMS
HOMEOWNERS • ASSOCIATION

Annual Meeting—2018

Board of Directors

President **Art Belloli**

Vice President **Larry Lloyd**

Treasurer **Dave Renner**

Director **Stephen Letzeiser**

Director **Larry Nelson**

Director **Heidi Rhome**

Agenda

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

ACCOMPLISHMENTS / PLANS

FINANCIAL STATUS

- Eleven Years Solid Results
- Four Consecutive Years ZERO Delinquency
- Unwavering Financial Integrity

RIGOROUS PROCESS

- No Cash Withdrawals or EFTs Allowed From Bank Account
- 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
- Require Dual Signatures For All Checks
- At Least Two Board Members Must Approve Any Work Contracted
- Formally Review/Approve Financial Statements and Bank Reconciliations At Every Board Meeting

ACCOMPLISHMENTS / PLANS

RESIDENT RELATIONS

- Email “News & Notices” at Least Monthly
- Cascade Contractor Updates to Residents
- Prompt Response to Resident Questions
- Mitigate Resident Issues Concerns
- Architectural Re-Survey identified 77 Homes with a total of 112 issues had dropped to 50 homes with 74 issues or 35% improvement.

CONTINUE REGULAR COMMUNICATIONS, RESPONSE, & ANNUAL SURVEYS

ACCOMPLISHMENTS / PLANS

CITY RELATIONS VERY STRONG

- Novi Police & Fire Departments
- Novi Department of Public Services
- Novi Forestry Department
- United States Postal Carrier, Gerard

**SUPPORT CONTINUED STRONG
RELATIONSHIPS & COMMUNICATION
WITH CITY & USPS**

ACCOMPLISHMENTS / PLANS

SOCIAL RELATIONS

- Volunteer Residents Organized and Conducted Outstanding, Well-Attended Egg Hunt, Garage Sale, and Picnic
- **SOCIAL CHAIR: ERUM SHAUKAT**
- **RECRUIT VOLUNTEERS TO LEAD TEAMS FOR EGG HUNT, GARAGE SALE, PICNIC, OTHER**



ACCOMPLISHMENTS / PLANS

SUPPLIER RELATIONS

- Maintain Effective, Stable, "One Phone Call" Response from All Fifteen CFHA 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

CONTINUE TO SUPPORT STRONG SUPPLIER RELATIONS

ACCOMPLISHMENTS / PLANS

PROPERTY & GROUNDS

- Maintain Consistently Professional Appearance
- Monitor Entryways Daily/Nightly
- Identify & Respond To Maintenance Issues Promptly
- Ensure Stability of all Property & Systems
- Continued Contracts With Secure, Effective, Responsive Suppliers

MAINTAIN CONTINUED VIGILANCE

ACCOMPLISHMENTS / PLANS

LANDSCAPE MAINTENANCE

- Mow Lawns Weekly; Edge Bi-Weekly; Fertilize 6 Times
- Rotate Flower Beds In Seasons & Color
- Weed All Beds Bi-weekly and/or As Needed
- Cleared 9-Mile East Wooded Beds
- Completed Spring & Fall Clean-ups All Lawns & Beds
- Trimmed Eight & Nine-Mile Entrance Crabtrees and 17 Crabs Along Nine-Mile Bike Path

CONTINUE & UPGRADE AS APPROPRIATE

ACCOMPLISHMENTS / PLANS

ROAD RECONSTRUCTION

- Negotiate w/ Novi DPS re: Eight-Mile Deceleration Lane, Wider Turning Radius, Reduced Entry Pavement Ramp Elevations, Installation of Under-Road Electric & Irrigation Conduits
- Several Ashbury & Dundee Panels Replaced
- Nine-Mile/Chase Water Over Road—Worked With Novi DPS Water & Sewer Division; Identify & Removed 5 Elm Trees Whose Roots Blocked Double Catch Basin Outflow
- **LOBBY FOR REMAINING STREETS**
- **IDENTIFY >2” DEEP POTHOLES FOR DPS REPAIR**

ACCOMPLISHMENTS / PLANS

ENTRYWAY LIGHTING

- Zero Outages or Equipment Failures
- Electricity Usage & Bills Consistently 70% Less Than Old Lighting

SYNCHRONIZE EAST/WEST LIGHTS @ BOTH ENTRANCES

- NINE: New Electrical Relay
- EIGHT: Underground Boring To Connect Loop of New Already-Buried Cable

ACCOMPLISHMENTS / PLANS

IRRIGATION SYSTEM MAINTENANCE

- 2006 Install of Wells @ Eight & Nine-Mile Save More Than \$40,000 Over City of Detroit Water Rates—Even Net of Rid-O-Rust
- 2017 Improved Rid-O-Rust Effectiveness With Upgraded Variable Concentration Pump @ Eight-Mile

UPGRADE PUMP @ EIGHT-MILE & USE AGGRESSIVE RID-O-RUST CLEANING

ACCOMPLISHMENTS / PLANS

MAINTAIN CFHA MAILBOXES

- Repaired/Replaced 22—Primarily Paperboxes
- HOA CONTINUES MAINTENANCE
- TEST MOBILE POWER WASHING
- RESTOCK CURRENT COLOR AZEK TO ASSURE CONTINUED SUPPLY

ACCOMPLISHMENTS / PLANS

PEST CONTROL

- Removed Three Wasp Nests From “City Trees”
- Treated Cicadia-Killing Wasps Westchester Ct.
- CONTINUE MONITORING NESTS
- REFURBISH WESTCHESTER CT. ISLAND

ACCOMPLISHMENTS / PLANS

CHASE FARMS STREET SIGNS

- Repair, Replace, and/or Paint Selected Bases Damaged By Corrosion or Landscape Equipment

COMPLETE REPLACEMENT OR REPAIRS FOR AFFECTED BASES

ACCOMPLISHMENTS / PLANS

ENTRYWAY LANDSCAPING

- Monitor Health, Growth, & Trimming of Adirondack Crabtrees, Knock-Out Roses & Yews
- Consider Additional Mile Road Landscape Lighting

**CONTINUE LANDSCAPE VIGILANCE;
IDENTIFY POTENTIAL UPGRADES**

2017 FINANCIAL REPORT 2018 BUDGET

SPEED
LIMIT
25



Financial Report – 2017 / 2018

	2017		2018
	Budget	Actual	Budget
Income			
4000 - Homeowners Dues	\$79,200.00	\$79,200.00	\$79,200.00
4002 - Late Charge / Pr Yr Dues	0.00	873.50	0.00
4099 - Interest Income	100.00	124.57	0.00
4115 - Garage Sale	100.00	78.00	100.00
4120 - Picnic / Octoberfest	300.00	0.00	300.00
Total Income	79,700.00	80,276.07	79,600.00

Financial Report – 2017 / 2018

	2017		2018
	Budget	Actual	Budget
Expenses			
6100 - Administration			
6110 - Insurance	3,400.00	3,084.80	3,400.00
6120 - Legal Fees	500.00	0.00	500.00
6122 - Financial Review	100.00	0.00	100.00
6125 - Newsletter			
6125 - Newsletter - Other	950.00	937.00	950.00
6135 - Website	600.00	579.40	700.00
Total 6125 - Newsletter	1,550.00	1,516.40	1,650.00
6140 - Bank Charges	300.00	433.00	200.00
6145 - Fed & Mich Filing Fees	100.00	20.00	100.00
6150 - Postage & Mailing	1,000.00	915.00	1,000.00
6155 - Office Supplies	300.00	75.40	300.00
Total 6100 - Administration	7,250.00	6,044.60	7,250.00

Financial Report – 2017 / 2018

	2017		2018
	Budget	Actual	Budget
Expenses			
6200 - Utilities & Repairs			
6210 - Electric			
6212 - 8 Mile	480.00	726.87	700.00
6214 - 9 Mile	520.00	359.88	400.00
Total 6210 - Electric	1,000.00	1,086.75	1,100.00
6220 - Electrical Repairs	1,000.00	0.00	1,000.00
6225 - Mailbox Repairs			
6221 - Repair Costs	1,500.00	3,269.06	7,000.00
6222 - Reimbursements Receive	0.00	(1,856.00)	0.00
Total 6225 - Mailbox Repairs	1,500.00	1,413.06	7,000.00
6230 - Sprinkler & Well Repairs	2,000.00	2,114.21	2,000.00
6231 - Well Rid O Rust	6,000.00	4,874.82	6,000.00
6235 - Street Sign Repairs	1,000.00	274.50	3,000.00
Total 6200 - Utilities & Repairs	12,500.00	9,763.34	20,100.00

Financial Report – 2017 / 2018

	2017		2018
	Budget	Actual	Budget
Expenses			
6300 - Special Events			
6315 - Easter Egg Hunt	1,000.00	777.51	1,000.00
6320 - Garage Sale	100.00	91.85	100.00
6335 - Octoberfest / Picnic	1,000.00	1,167.49	1,000.00
Total 6300 - Special Events	2,100.00	2,036.85	2,100.00
6400 - Landscaping			
Total 6400 - Landscaping	37,322.00	34,414.80	41,577.00

Financial Report – 2017 / 2018

	2017		2018
	Budget	Actual	Budget
Expenses			
6500 - Storage Locker & Misc.	1,620.00	1,620.00	1,620.00
6600 - Park Maintenance	2,000.00	0.00	2,000.00
6700 - Emergency Reserve	5,000.00	0.00	5,000.00
6800 - Capital Expenditures			
6840 - Lighting / Electrical	2,000.00	988.33	5,000.00
6850 - Landscape Materials / Install	6,000.00	0.00	2,000.00
6860 - Sprinkler System	0.00	2,450.56	3,000.00
Total 6800 - Capital Expenditures	8,000.00	3,438.89	10,000.00
Total Expenses	75,792.00	57,318.48	89,647.00
Cash Receipts over (under) Expenses	\$3,908.00	\$22,957.59	(\$10,047.00)

Ending Cash Balance - December 31, 2017 - \$33,761.18

Thank You!

CHASE FARMS

Comments / Questions / Suggestions

- Directors
- Volunteers
- Social Chair: **Erum Shaukat**
 - Organize and Manage Events
 - Easter Egg Hunt
 - Garage Sale
 - Independence Day Parade
 - Picnic / Oktoberfest
- Adjourn



A photograph of trees decorated with green lights at night. In the foreground, there is a white sign with a horse silhouette and the text "CHASE FARMS HOMEOWNERS • ASSOCIATION".

CHASE FARMS
HOMEOWNERS • ASSOCIATION

Annual Meeting--2018