



# **CHASE FARMS HOMEOWNERS ASSOCIATION**

Annual Meeting – 2026  
February 2, 2026

(Web Version)

# Board of Directors

President

Art Belloli

Treasurer

Dave Renner

Director

Larry Nelson

Director

Heidi Rhome

Director

Cathy Campbell

# Agenda

- Accomplishments 2025
- Plans 2026
- Financial Results for 2025 & Budget for 2026
- Care & Concern - Review of Residents Responsibilities:
  - Deed Restrictions
  - Architectural Change Control Process
  - Landscaping, Home Repairs and Improvements
  - Recreational Vehicles Storage and Usage
    - All Terrain Vehicles (ATV) and non-licensed things
- Comments / Questions / Suggestions
- Adjourn

# Accomplishments

- Financial Status
  - *Thirty-five Years Continued Solid Results*
  - *Nineteen Years of Zero Dues Delinquency*
  - *Maintaining Financial Integrity and Controls*
  
- Rigorous Financial Process
  - *Receipts - Incoming: No Cash Transactions Or EFTs; Checks Only*
  - *Expenditures - Outgoing: No Cash Transactions Or EFTs; Checks Only; Dual Signatures Required*
  - *Project Approvals: Two Board Members Must Pre-Approve Any Non-Contract Work*
  - *Dual Signatures Required For All Outgoing Checks*
  - *Monthly Statements--Physical Only Mailed Directly From Bank:*
    - *Copy One Mailed Directly To Treasurer*
    - *Copy Two Mailed Directly to President*
    - *Both Copies Reconciled To Each Other And To the Treasurer's Financial Statement*
  
  - *Formally Review/Approve Financial Statements And Bank Reconciliations*
    - *"To The Penny"*

# Accomplishments

- Relationships - Homeowners
  - *Email News /Notices Keep Residents Updated*
  - *Prompt Response To Homeowner Questions / Architectural Approval Requests*
  - *Mitigate Homeowner Issues / Concerns*
  - *Home Reviews Include Identification of Issues:*
    - *Unkempt/Overgrown Landscape / Visibility of Street Address Signage on Front of Home*
    - *Deteriorating Windows / Siding*
    - *Requirement To Paint Radon Evacuation Systems Same Color As Home Downspouts*
    - *Garbage, Recycle Bins, Construction Equipment, Commercial Vehicles, Utility Trailers*
      - *CFHA Deed Restriction & Novi Ordinance Requirement*
- Home Review Results Awareness Letter / Email To Be Provided to “Identified Homeowners” –In Spring 2026
  - *Informal Home Reviews Are Repeated with Every Board Members Drive Through Our Subdivision and Every Homeowner’s “When We See Something, We Say Something” Contact*
- Board Members Notice and Appreciate Continuing Improvements

# Accomplishments

- Relationships - Novi City Key Contacts
  - *Remarkably Strong*
    - Police & Fire Departments - (248) 348-7100
      - *Police Non-Emergency Number*
      - *Fire Department Lift Assist, Carbon Monoxide Check*
    - Department of Public Works
      - *Building Permit Guidance*
    - Traffic & Forestry Departments

# Accomplishments

- Relationships - Suppliers

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

- *Begonia Brothers*
- *Calypso Signs*
- *Estate Storage*
- *Alpha Graphics*
- *Natural Way Lawn Service*
- *Poison Ivy Control of Michigan*
- *Poole Well Drilling & Pump Repair*
- *Proof.Pest Control*
- *Brian Renner, Webmaster*
- *Sunrize Irrigation*
- *Treeman Tree Service*
- *Venetian Masonry*
- *Volk Corporation*
- *Waug's Electric Service*

# Accomplishments

- Relationships - Social

- *Resident Volunteers Organized And Conducted Outstanding, Well-attended Events*

- Egg Hunt - April

- *Easter Bunny & Petting Zoo*

- Garage Sale - June

- Autumn - No Event

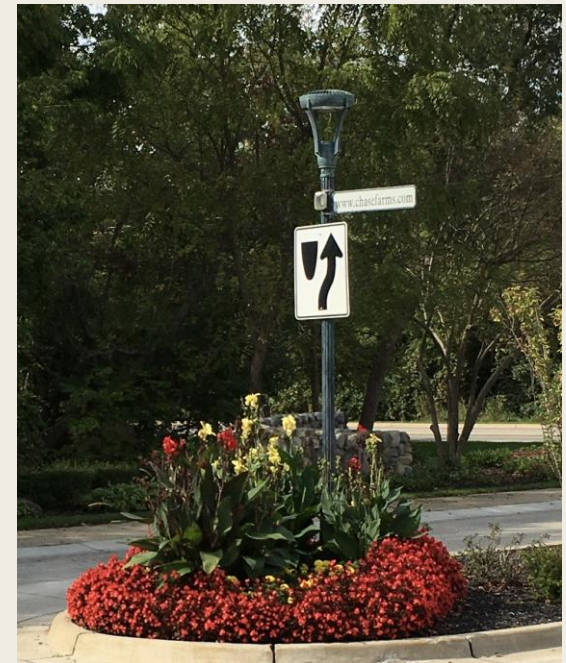


# Accomplishments

- Property & Grounds
  - *Maintained Consistently Professional Appearance*
  - *Upgraded Entryway Landscape*
  - *Monitored Entryways Daily / Nightly*
  - *Painted Street Sign Bases Damaged By Corrosion or Landscape Equipment*
  - *Identified & Resolved Maintenance Issues Promptly*
  - *Removal of “Unsafe Trees” in Chase Farms Woods After Consultation with the Novi City Forester*
  - *Ensured Stability Of Common Property / Systems*

# Accomplishments

- Lighting Entrance Areas
  - *Strive For Zero Outages > 24 Hours*
  - *Replaced All 9 Mile Island LED Luminaire with New Versions of LED Lamps*
  - *New LED Lamps at 9 Mile Provide Residents Better Visibility While Driving*



# Accomplishments

- Landscape
  - *Mowed Lawns Weekly; Edge Bi-weekly*
  - *Fertilized 6 Rounds*
  - *Rotated Flower Beds In Seasons & Color*
  - *Weeded All Beds Bi-weekly And When Needed*
  - *Completed Spring & Fall Clean-ups All Areas & Beds*
  - *Improved Holiday Lighting, Garland, and Ornaments*



# Accomplishments

- Mail / Paper Boxes

*Utilized Temporary Metal Boxes to Service Homeowners While Necessary Repairs Are Made to Damaged Boxes*

- *Mobile Pressure Washed All Boxes*
- *Re-straighten Mailbox Stands, as Needed*
- *Postponed Painting Project Scheduled for in 2025*
  - Renovation of Mailboxes Planned for 2026



# Accomplishments

- Wells and Sprinkler Systems

- *Replaced the Failed 9 Mile Well Pump and Pressure Tanks, as a Result of a Lighting Strike and Additionally Replaced Damaged Manifold At Our 8 Mile Well*
- *Aggressive Rid-O-Rust Cleaning Utilizing More Adjustable And Powerful Rid-O-Rust Pumps At Both Entrances*
- *Installed Additional And Upgraded Sprinkler Heads/Zones*
- *Continue Savings Over Detroit Water Rates Since Wells Since Installation At 8 & 9 Mile in 2006 - even Net Of Rid-O-Rust Expenses*

# Plans 2026

- Continue to Maintain Our Rigorous Financial Process
- Relationships - Social
  - *Resident Volunteers To Organize and Conduct, Well-attended Events – Egg Hunt and Garage Sale*
- Landscaping and Maintenance Control Practices
  - *Repair, Replace, and/or Paint Street Sign Bases Damaged By Corrosion Or Landscape Equipment*



# Plans 2026

- Mailbox Renovations Planned To Begin Of Spring 2026
  - *Investigate Use of Axek to Reface / Update Middle Section of Boxes Utilizing Stainless Fasteners*
  - *Perform a Detailed Review of Mailbox Stands (4 by 4s) and Repair and Repaint As Needed*
- Lighting Entrance Areas
  - *Straighten the 8 Mile Lamp Pole That Was Struck and Damaged By a Silver Colored Vehicle on January 22nd or 23rd – Vehicle Driver Did Not File a Police Report*
  - *Replace All 8 Mile Island LED Luminaire with New Versions of LED Lamps to Provide Residents Better Visibility While Driving*

Old LED Bulb



New LED Bulb



# Financial Report – 2025 / 2026

	<u>2025</u>		<u>2026</u>
	<u>BUDGET</u>	<u>ACTUAL</u>	<u>BUDGET</u>
<b>Income</b>			
4000 - Homeowners Dues - 330 Homes 100% Paid	\$79,200.00	\$79,200.00	\$92,400.00
4002 - Late Charges Collected	0.00	652.50	0.00
<b>Total Income</b>	<u>\$79,200.00</u>	<u>\$79,852.50</u>	<u>\$92,400.00</u>

# Financial Report – 2025 / 2026

	2025		2026
	BUDGET	ACTUAL	BUDGET
Total Income	\$7,900.00		\$9,400.00
<b>Expenses</b>			
<b>6100 - Administration</b>			
6110 - Insurance	\$3,900.00	\$4,651.20	\$5,000.00
6120 - Legal Fees	100.00	0.00	100.00
6122 - Financial Review	100.00	0.00	100.00
<b>6125 - Homeowner Communications</b>			
6125 - Annual Mailing & Dues Letter	500.00	590.42	600.00
6135 - Website Management	700.00	500.00	600.00
<b>Total 6125 - Homeowner Communications</b>	<b>1,200.00</b>	<b>1,090.42</b>	<b>1,200.00</b>
6140 - Bank Charges	150.00	169.00	170.00
6145 - Federal & Michigan Filing Fees	50.00	20.00	50.00
6150 - Postage & Mailing	1,000.00	681.99	800.00
6155 - Office Supplies	400.00	635.99	650.00
<b>Total 6100 - Administration</b>	<b>\$6,900.00</b>	<b>\$7,248.60</b>	<b>\$8,070.00</b>

# Financial Report – 2025 / 2026

	2025		2026
	BUDGET	ACTUAL	BUDGET
<b>6200 - Utilities &amp; Repairs</b>			
<b>6210 - Electric</b>			
6212 - 8 Mile Entrance	\$1,200.00	\$944.91	\$1,100.00
6214 - 9 Mile Entrance	700.00	532.41	700.00
<b>Total 6210 - Electric</b>	<b>1,900.00</b>	<b>1,477.32</b>	<b>1,800.00</b>
<b>6220 - Electrical Repairs</b>	<b>1,200.00</b>	<b>5,361.11</b>	<b>1,200.00</b>
<b>6225 - Mailbox Repairs</b>			
6221 - Repair Costs	5,000.00	2,935.00	3,000.00
6222 - Reimbursements Received	0.00	0.00	0.00
<b>Total 6225 - Mailbox Repairs</b>	<b>5,000.00</b>	<b>2,935.00</b>	<b>3,000.00</b>
<b>6230 - Sprinkler &amp; Well Repairs</b>	<b>3,000.00</b>	<b>16,701.49</b>	<b>4,000.00</b>
<b>6231 - Well Rid O Rust</b>	<b>9,000.00</b>	<b>6,938.27</b>	<b>8,000.00</b>
<b>6235 - Street Sign Repairs</b>	<b>3,000.00</b>	<b>333.00</b>	<b>2,000.00</b>
<b>Total 6200 - Utilities &amp; Repairs</b>	<b>\$23,100.00</b>	<b>\$33,746.19</b>	<b>\$20,000.00</b>

# Financial Report – 2025 / 2026

	<u>2025</u>		<u>2026</u>
	<u>BUDGET</u>	<u>ACTUAL</u>	<u>BUDGET</u>
<b>6300 - Special Events</b>			
<b>6315 - Easter Egg Hunt</b>	\$1,200.00	\$1,181.14	\$1,200.00
<b>6320 - Garage Sale</b>	250.00	277.76	300.00
<b>6335 - Oktoberfest / Picnic</b>	1,500.00	0.00	1,500.00
<b>Total 6300 - Special Events</b>	<b>\$2,950.00</b>	<b>\$1,458.90</b>	<b>\$3,000.00</b>

# Financial Report – 2025 / 2026

	<u>2025</u>		<u>2026</u>
	<u>BUDGET</u>	<u>ACTUAL</u>	<u>BUDGET</u>
6400 - Landscaping			
<b>Total 6400 - Landscaping</b>	<b>\$44,620.00</b>	<b>\$44,898.78</b>	<b>\$48,465.00</b>

# Financial Report - 2025 / 2026

	2025		2026
	BUDGET	ACTUAL	BUDGET
6500 - Storage Locker Rental	\$1,850.00	\$1,836.00	\$1,850.00
6600 - Chase Farms Woods Maintenance	1,000.00	438.13	1,000.00
<del>6800 - Capital Expenditures</del>	0.00	0.00	0.00
6820 - Mailbox Renovation	0.00	0.00	6,000.00
6840 - Lighting / Electrical	0.00	0.00	4,000.00
<b>Total 6800 - Capital Expenditures</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,000.00</b>
<b>Total Expenses - Full Year</b>	<b>\$80,420.00</b>	<b>\$89,626.60</b>	<b>\$92,385.00</b>
<b>Cash Receipts over (under) Expenses</b>	<b>(\$1,220.00)</b>	<b>(\$9,774.10)</b>	<b>\$15.00</b>

# CARE & CONCERN REMINDERS

- **Deed Restrictions:** Every Chase Farms homeowner agrees to abide by our protective covenants when they sign the “Deed to their new home at the closing”.
  - *Deed Restrictions are available in their entirety at [www.chasefarms.com](http://www.chasefarms.com).*
  - *Within these Deed Restrictions, the CFHA Board is allowed to collect all reasonable fees associated with obtaining compliance from any non-compliant homeowner. In addition, a lien maybe filed against your property relating to the reimbursement of fees / expenses incurred by the Association. Please do not let any such matters get that far.*
  - *Ask questions or seek clarifications from the CFHA Architectural Committee, and be sure to obtain City of Novi approvals and CFHA Architectural Committee approvals before starting any projects. The following slides cover some quick reminders.*

# CARE & CONCERN REMINDERS

- **Architectural Change Control:** If you plan to make any changes to the exterior of the property, including adding landscaping, re-landscaping, adding a basketball hoop, or changing the paint color of your home – first seek Architectural Committee / Board approval and obtain it in writing.
  - Please email the [architecture@chasefarms.com](mailto:architecture@chasefarms.com) to ask any questions or to seek approvals.
  - In addition, the Committee will need "a full set of large scale detailed plans" depending on the scope of your work.
  - In order to maintain the aesthetic continuity of our community, exterior paint color changes must receive prior approval from our Board's Architectural Committee.
  - Please note that all radon abatement tubes and related equipment should be painted the same color as your gutter downspouts.

# CARE & CONCERN REMINDERS

- Landscape, Home Repairs and Improvements: Every homeowner, whether in residence or not, is responsible for maintaining the exterior of their home to neighborhood standards.
  - *This includes regular lawn mowing, edging, trimming overgrown shrubs, mulching and weeding flower beds, keeping gutters, shutters, and trim in good repair and well painted.*
  - *Also, please make sure that you or your service provider clears our streets and side walks of any lawn mowing debris, excess fertilizer, grass clippings, or leaves, as these can pose drainage problems and are an eyesore to our community.*

# CARE & CONCERN REMINDERS

- **Recreational Vehicles Storage and Usage:** Boats, campers, snowmobiles, jet skis, and other recreational vehicles are not to be parked in driveways for more than 2-3 days.
  - *For the benefit and safety of all, please park them long-term inside your garage or at a commercial storage facility.*
  - *Additionally, All Terrain Vehicles (ATV) and non-licensed things (dirt bikes, scooters and other motorized units) are forbidden on City of Novi roads and Chase Farms property.*
  - *Residents who observe such illegal activity are advised to call the Novi Police - Non Emergency phone number.*



**THANK YOU!**

Comments / Questions / Suggestions





THANK YOU!

Homeowners & Residents  
Volunteers & Social Directors  
Board of Directors

