

Hi Homeowner,

Seasons Greetings to Dunbarton Pines homeowners!

The Board wanted to send out one last communication before we are all consumed by the seasonal festivities!

First, the new Board for 2024 met and agreed on the following responsibilities. Karen Harris will assume the President's role, with the intent of handing off that responsibility in 2025. The President's role had been assumed by Fred Schlemmer in 2023. Alan Lach will assume the Treasurer role, a position he has been understudying this year. Scott Mato will assume the Landscaping role, a position he has been supporting with Andy Randall in 2023. Matt Guyot will continue in the Secretary role, while taking on some additional Landscaping responsibilities in support of Scott. We wish these Board members the best in 2024!

The incoming Board wanted to thank both Fred and Andy for their many years of service to the Association. We thank them for their help and look forward to their guidance in the coming years. We would also like to thank Rod Harris who assisted in selecting and converting the Association records to the new PayHOA software and ongoing support.

2023 in Review

As we look back to the full year 2023, the Board would like to summarize their accomplishments for the year. We maintained billings and collections and reported on our financial condition, oversaw cleanup of storm-damaged trees and limbs (multiple events), contracted for storm-sewer cleanup in one section of subdivision, cleaned and refreshed the paint on our four entryway signs, continued our communications to homeowners (April, May and August broadcast messages), acquired new Software (PayHOA) at savings to Association, encouraged Homeowners to register on new PayHOA Owner's Portal, and migrated hosting of our website: www.DunbartonPinesofNovi.com from GoDaddy to PayHOA. We would also like to thank Andrea Torres for her ongoing commitment to coordinating food trucks into the subdivision.

2023 Financial Results

We began 2023 with a fully funded account through 100% collection of HOA dues, which is outstanding! That said, our financial performance in 2023 was significantly impacted by unanticipated storm cleanup due to strong storms and a limited amount of storm sewer maintenance. As a result, we had to draw over \$3,500 from our reserves to cover those 2023 expenses. See attached summary. As a reminder – in our mid-year financial review we recognized the impact these unplanned expenses would have on our 2023 results and the need to plan for similar cleanup expenses in 2024 as the

subdivision ages. We also predicted higher costs due to the impact of inflation on our vendor costs and confirmed our need to replenish our reserves draw down. It was for that reason that dues for 2024 were raised to \$210. We currently have 10 homeowner dues outstanding for 2024.

Dunbarton Pines Homeowners' Association

Projected Year-End 2023

Income	2023 Full Year Forecast	Actuals (Estimated as of 12/31/2023)	Variance
Annual Dues-Current Year	\$64,790.00	\$64,790.00	\$0.00
Interest Income	36.63	33.00	(3.63)
Total Income	\$64,826.63	\$64,823.00	(3.63)
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Expenses			
Landscaping	\$51,054.00	\$54,559.38	(\$3,505.38)
Fees and Insurance	4,137.00	2,933.00	1,204.00
Water	2,224.00	2,052.40	171.60
Electric	1,066.00	1,102.28	(36.28)
Communications	1,261.00	1,831.37	(570.37)
Enterprise Software	4,452.00	5,288.89	(836.89)
Total Expenses	\$64,194.00	\$67,767.32	(3,573.32)
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Add/Subtract to Reserves	\$632.63	(\$2,944.32)	(\$3,576.95)

2024 Activities

The new Board plans on meeting early in 2024 to discuss planned expenditures for the subdivision. These would naturally include landscaping maintenance, select landscaping improvements, and limited storm sewer maintenance. As those plans are finalized and budget supporting those plans developed, the Board will communicate to homeowners what should be expected for the 2024 calendar year.

In the meantime – Happy Holidays!

Your DPHA Board of Directors

HOA Contact Information

Email: dunbartonpines@outlook.com – monitored daily

USPS: Dunbarton Pines Homeowners' Association, PO Box 470, Novi, MI 48376

Website: <http://www.dunbartonpinesofnovi.com>

For 2024: President: Karen Harris; Secretary: Matt Guyot; Treasurer: Alan Lach; Landscaping: Scott Mato

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