

Broadcast Message on DPHA 2025 Plans

President's Message – Alan Lach

Hope this note finds you well and ready for the year ahead.

It appears that the weather is definitely warming up as we move out of winter and head into spring, where we'll soon be hearing the sounds of lawnmowers, leaf blowers, and other equipment as we start to spruce up our yards. Our properties in the subdivision have seen a sizeable increase in market value over the last couple of years and much of this is a result of our diligence in maintaining our homes and landscaping.

To that end, I urge everyone to spend a few minutes assessing their property's curb appeal. Do you have dead or dying trees in your yard, overgrown shrubbery, or fences that need mending? Maybe your roof or siding fell victim to wind damage, perhaps exterior trim paint is in need of touchup or mold has begun growing on the surfaces, or you have retaining walls that have fallen over from the winter frost heaving. Now is a good time to reach out to contractors and get on their schedules to perform the work before they become booked up for the year. Remember, the trees nearest the street in the easement belong to the City of Novi and you should contact the city if any of those trees need work.

Of course, there's always the easier things to take care of that create a less than appealing appearance. Items like unsightly trash cans in the front yard, packaging and boxes stored on porches or in driveways, side yards of corner lots that lack attention, and many other little things that tend to detract from a pleasant overall experience as you wander through our subdivision. Keeping up appearances is in everyone's best interest to ensure a pleasant subdivision living experience and will help our homes to continue to be a best value buy in Novi.

As we look ahead to what the HOA is planning this year, there are a few projects that will also help to spruce up the place. We have allocated funds to do a minor refresh to the entryways. This refresh won't be earth shattering, but it's a first step that you'll read more about in Scott and Karen's discussion on Landscaping.

We will also see more activity this year with respect to the storm water system. Last year we completed Phase 1 of a multi-phase program that will inform us as to the condition of the system and if any repairs are warranted. There were no significant problems noted in Phase 1, and that portion of the system is fully functional. Matt has been leading this effort and he will provide more information about the when and where of Phase 2 in this newsletter.

The financial situation of the HOA is on a solid footing as the dues increase has ensured adequate resources are available to fund the planned work. Rod's report on the financials

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follows and includes some additional comments on the allocations that the Board has adopted for this year's budget.

The Association's 40 year old governing documents continue to be a focus of the Board. Our legal counsel has recently provided recommended updates, and Rod, Karen, and I are reviewing them. The final recommendation on whether to proceed with updating our association documents will come later this spring. Of course, any proposed changes will be submitted to the Board for review and approval and then will require approval by homeowners in a subdivision-wide vote.

My last update has to do with food trucks. Members of the Board have met numerous times with the Novi Codes and Ordinance Enforcement representatives to understand the terms by which food trucks may operate within subdivisions. The city does not condone food trucks, and it is unclear under what responsibility and legal standing the Homeowner Association has when they operate within the subdivision. While an ordinance was proposed not too long ago that would have more specifically addressed food trucks within the City of Novi, it was tabled. In the absence of clarity around the use of food trucks, the Board has therefore determined that the Association will not sponsor food trucks this year.

Over the last couple of years, the Board of Directors has been in flux as we've had some of our members change their roles while other long-term members like Karen Harris discontinue their Board role. While Karen will continue to help us with the subdivision landscaping improvements, we are in serious need of volunteers to join the Board. In particular, we need a new person to eventually take over from Rod in the key role as Treasurer. Having done that job for a couple of years, I can attest to the importance of having a conscientious person in this role. If you would like to volunteer to become an understudy to Rod or wish to join the Board in another capacity, please reach out to me or any other Board member. Our contact information is at the end of this newsletter.

Take care and stay safe!

Landscaping plan for 2025 – Scott Mato

Spring! My favorite time of the year!

Our landscaping plans for 2025 include the run-of-the-mill mowing, trimming and weeding along our association properties. That will start up fairly soon, but not before we do our spring cleanup where our contractors remove dead branches and winter leftovers from our entryways, cul-de-sacs, and commons areas. A little later into spring we anticipate our annual refresh of flowers in the entryways, which will add a nice touch for our visitors.

Broadcast Message on DPHA 2025 Plans

Improvements are also on the to-do list for two cul-de-sacs this summer: Exeter Ct and Eaton Ct. We plan on replacing or adding trees and select bushes, using plants native to the area. We also plan on improving the White Pines entryway post road improvement. Several plants were removed and others relocated – we need a thorough redo of that entryway. We will be developing plans this spring for completion later this summer.

Storm water maintenance plan for 2025 – Matt Guyot

Last year we documented the storm water system in Dunbarton Pines. In cooperation with our maintenance vendor, we organized the system into four main zones for purposes of managing the work. We posted the resulting document on our website for easy reference by homeowners. Last summer we completed zone 1 (see [phase 1 highlights](#)). This coming season we are planning to camera and clean all of zone 2 and potentially zone 3 if funding permits (see [DPHA Storm Water System](#)).

We plan on starting off the summer by canvassing the subdivision of all storm water inlets, looking for potential obstructions. Letters will be sent to homeowners should any obstruction potentially impede our storm water work. We found two obstructed inlets last summer – and would like to give homeowners time to address any similar issues before work begins mid-summer.

Work on zone 2 is expected to take place after the ground is hard, which we expect to be around June or July. That will limit any damage to ground cover when crews are accessing the system. Homeowners impacted by the zone 2 work will receive emails prior to the start of the maintenance so they are prepared for the contractor's presence and potential access through their yards to gain access to storm system inlets.

While we do not anticipate any work-related problems, we are committed to addressing any unforeseen issues as they arise. Please email us with any questions you may have.

Financial Plans for 2025 – Rod Harris

We have three homeowner delinquencies which reflect our annual dues shortfall of \$615. Despite six reminder letters, we have not received payment and have turned to our legal team to seek collections on our past due amounts. Otherwise, we have made a good start to the year. Our unplanned maintenance is running lower than we budgeted – a good thing! We expect our planned maintenance billing to begin shortly, so that positive variance is temporary. Otherwise, we are doing well in our other expense categories year-to-date.

You can see that we plan to spend some ~\$52,600 on planned maintenance, which includes our planned storm water work. We also included a provision for unplanned cleanup, which we hope we do not need and can divert to better causes! Our

Broadcast Message on DPHA 2025 Plans

improvements budget of ~\$10,000 is targeting entryway and cul-de-sac improvements this coming year. Our software and administrative budget is on par with prior years whereas we have made a provision for higher-than-normal legal fees this year as we explore the appropriateness of updating our association documents. Our planned utilities expense is in line with prior years, taking into account room for inflation. Assuming we stay within the budget, we hope to contribute some ~\$7,000 to reserves at the end of this year.

| Dunbarton Pines Homeowners' Association | | | | |
|--|--------------------|--------------------|-------------------|--------------------|
| Budget Performance February Year-To-Date | | | | |
| | YTD Budget | YTD Actual | YTD Variance | Year Budget |
| Income | | | | |
| Annual Dues-Current Year | \$93,775.00 | \$93,160.00 | (\$615.00) | \$93,775.00 |
| Interest Income | \$28.00 | \$44.81 | \$16.81 | \$168.00 |
| Total Income | \$93,803.00 | \$93,204.81 | (\$598.19) | \$93,943.00 |
| Expenses | | | | |
| Planned Maintenance | \$1,760.00 | \$0.00 | \$1,760.00 | \$52,634.00 |
| Unplanned Maintenance | \$3,000.00 | \$0.00 | \$3,000.00 | \$6,500.00 |
| Improvements & Amenities | \$2,470.00 | \$2,470.00 | \$0.00 | \$10,470.00 |
| Software & Administrative | \$150.00 | \$41.46 | \$108.54 | \$4,566.93 |
| Legal & Insurance | \$2,000.00 | \$2,154.14 | (\$154.14) | \$8,520.00 |
| Utilities | \$300.00 | \$294.72 | \$5.28 | \$4,010.00 |
| Total Expenses | \$9,680.00 | \$4,960.32 | \$4,719.68 | \$86,700.93 |
| Net Total | \$84,123.00 | \$88,244.49 | \$4,121.49 | \$7,242.07 |