

Dunbarton Pines Homeowners' Association Newsletter

This is being sent via USPS to all homeowners according to our Association documents

President's Message – Alan Lach

Hope this note finds you well.

In the March newsletter I mentioned that the weather was warming up as spring was upon us. Now that summer is just around the corner it has gone past warm and into hot, with temperatures that are expected to be in the high 80's and low 90's in the forecast. Many of us will be taking morning and evening walks through the neighborhood or using the Common Area of the subdivision to stay cool in the shade and wander the paths. Please be cautious as you drive through the sub to avoid walkers, bikers, and children playing. A reminder about the Common Areas - the "Commons" are for anyone in the sub to enjoy and there are specific rules regarding proper use and preventing encroachment that have been established and are available on our website through this link:

https://www.dunbartonpines.org/uploads/1/4/5/5/145573810/commons_rules.pdf. Please review them so you know what is and isn't allowed.

We will soon be sending out the invoices for the annual assessment that is due on September 1st. The good news is that the amount will remain \$275 this year and we are also issuing the invoice a month early to give everyone a little more time to plan their payment. Our Treasurer, Rod Harris, will have more to say about our financial status and dues payments later in the newsletter. We hope to see 100% on-time payments this year.

Depending on how you travel to and from the subdivision, you may have noticed some of the landscaping work that is taking place at the Dunbarton and White Pines entrances. Both are getting a refresh that will improve their appearance and help the plantings to thrive. We have also planted new trees to replace the ones that had to be removed in some of the cul-de-sacs. They will take some care to be sure they make it through the summer and Begonia Brothers is tasked with watering them on a regular basis to see that they do. More updates on landscaping are later in Scott Mato and Karen Harris's update.

Our storm sewer work will soon commence with the goal of completing phases two and three of the system. Like last year, the contractor will be in the area with equipment to survey the piping and vacuum the sludge from the catch basins that need it. Matt Guyot is our leader on this project, and he will have more to say about this year's plan along with a map of the affected areas in his summary.

My last update concerns the Association's 40+ year-old governing documents which continue to be a focus of the Board. We have completed several reviews with our legal counsel and are approaching final versions for the Board to review. If approved by the Board, we will start the planning to present them to the homeowners for a subdivision-wide vote. We anticipate that vote to take place next year with some form of kickoff meeting,

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followed by likely spin-off discussions, scheduled signing opportunities, and possibly door-to-door visits. The schedule will provide sufficient time for all homeowners to review, digest, and discuss before the Association starts canvassing homeowners for approval. I will keep you updated on the progress of this initiative that will modernize our documents and allow for improvements to more efficiently manage the work of the HOA.

Part of our guiding philosophy when looking into modernizing our homeowner documents was the realization that we can leverage the City of Novi's Ordinances rather than taking a path of incorporating similar if not duplicate restrictions into our own updated homeowner documents. Their strong Compliance department is charged with ensuring homeowners maintain their property within the boundaries of the ordinances and regulations to ensure that everyone has a pleasant neighborhood to live in. We feel justified in this approach having observed that the City has been stepping up its enforcement of the ordinances by issuing non-compliance letters and fines to offenders. In this regard, the City has been doing its part in getting various information on the responsibilities of property ownership out to homeowners through mailings and flyers. These documents are available either online or can be picked up in person at the Novi Civic Center. Try as they might, we still had several homeowners issued letters last year for various infractions that could easily have been avoided.

The Association has recently received complaints from homeowners concerning fences, sports equipment set up in front yards, trash containers visible from the street, overgrown grass and weeds, unused vehicles and industrial equipment in driveways, and yard equipment left lying around for weeks. As I mentioned in the last newsletter, 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. Poor upkeep and clutter attract pests and create an unpleasant visual for neighbors and passersby which diminishes the desirability of living in our subdivision.

The subdivision's annual meeting will be held at 7 PM on September 14th at the Novi Civic Center. We will have an update on the various efforts that the Board has been engaged in along with a look toward 2026

On a final note, we are always looking for homeowners to join the Board or to help in another capacity. I would like to thank Andy Martin, who did a great job last year assisting Matt with the storm sewer project. If you decide to volunteer your time, please reach out to me or any other Board member. Our contact information is at the end of this newsletter.

Happy summer! Take care and stay safe!

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Treasurer's Update and Annual Dues – Rod Harris

The Association is financially healthy. We are under our budgeted expenses at this point in time, primarily due to fewer unplanned expenses required for storm clean-up and timing of our improvements to entryways and select cul-de-sacs. The reality is that a majority of our expenses have yet to be incurred – commons area maintenance and storm water system cleanup are large outlays that will hit the books in the second half of the year.

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May 31, 2025 Budget vs Actual

Category	YTD Budget	YTD Actual	YTD Variance	Year Budget
Income				
Annual Dues-Current Year	\$93,775.00	\$93,500.00	(\$275.00)	\$93,775.00
Interest Income	\$70.00	\$103.87	\$33.87	\$168.00
Late Fees	\$0.00	\$1,127.00	\$1,127.00	\$0.00
Total Income	\$93,845.00	\$94,730.87	\$885.87	\$93,943.00
Expenses				
Planned Maintenance	\$9,513.00	\$9,685.59	(\$172.59)	\$52,634.00
Unplanned Maintenance	\$6,000.00	\$2,400.00	\$3,600.00	\$6,500.00
Improvements & Amenities	\$4,970.00	\$2,470.00	\$2,500.00	\$10,470.00
Software, Subscriptions, & Ad	\$375.00	\$60.02	\$314.98	\$4,566.93
Legal & Insurance	\$5,000.00	\$4,381.29	\$618.71	\$8,520.00
Utilities	\$670.00	\$656.89	\$13.11	\$4,010.00
Total Expenses	\$26,528.00	\$19,653.79	\$6,874.21	\$86,700.93
Income Less Expenses	\$67,317.00	\$75,077.08	\$7,760.08	\$7,242.07

We will shortly begin the dues payment cycle for 2026. The Board approved opening the payment window to start in July, rather than August, providing a two-month window in which to plan to get your payments in by September 1st. Once again, we will be sending both an email invoice (to those homeowners that have an email on file with us) as well as a paper invoice (required by our covenants). We will be initiating paper invoices next week to arrive at your homes in the first week of July, about the same time as you will receive the email version of the invoice. Again, there is no cost to pay your invoice by check (other than the return stamp), but you also have the flexibility to pay using ACH, Debit or Credit if you are registered on the owner's portal. A full description of your payment options can be found on our website using the following link:

https://www.dunbartonpines.org/uploads/1/4/5/5/145573810/2025_invoicing_process.pdf

Landscaping – Scott Mato

We have begun revamping the two Taft Road entrances (Dunbarton Pines and White Pines). This included leveling the islands, removing the weed border and dying plants and setting the stage for new shrubs and fresh mulch. Our plan also includes revitalizing our other two

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entrances on 9 Mile Road. That work will take place next year. We have also planted new trees (black gum) at Exeter Court and Eaton Court, as these two courts lacked foliage.

This spring, we addressed some owner concerns regarding the commons natural areas encroaching on their properties. In turn, we are noticing some encroachment of homeowners onto the commons areas – we will be sending out notifications to those homeowners after conducting a confirming walkthrough.

Storm System Maintenance – Matt Guyot

The plans for continuing our storm water cleanup are coming together for this year and we anticipate that work starting in late July and possibly running into August. We have prepared a map of our subdivision and the breakout into the zones we are targeting for cleanup. This is available on our website and through this link:

https://www.dunbartonpines.org/uploads/1/4/5/5/145573810/storm_water_drainage_system_with_dpha_addresses_portrait.pdf . Last year we completed zone 1 and this year we are targeting zone 2 and possibly into zone 3. Homeowners affected by the work will receive a separate email notifying them when work is scheduled to start. You may want to see where your home is on the zone map and confirm that our contractors will have easy access to the system.

Annual Meeting – Sunday, September 14th, 7:00 pm at the Novi Civic Center

We are pleased to once again hold our annual meeting in person at the Novi Civic Center. It will begin promptly at 7:00 pm on Sunday, September 14th. We look forward to seeing you all there!

Director Candidates for 2026

While we're barely passing mid-year, planning has begun for the Board of Directors for the calendar year 2026. We are pleased to confirm the following board members are volunteering for another year of service:

- Alan Lach, President. Alan moved to Michigan and Dunbarton Pines in October 1999. He recently retired after working 25 years for a large global engineering and services company where he started as a senior engineer and rose to the position of Director supplying various engineering and support services to the automotive industry. He is also a retired Air Force officer. This would be Alan's fourth year on the Board.
- Scott Mato, Landscaping. Scott has lived in Dunbarton pines since January 2021. He works for a tier 1 automotive supplier as a project manager and is well skilled at

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successfully managing large scale projects. He is a MSU alumni and an avid Spartan fan. This would be Scott's fourth year on the Board.

- Matt Guyot, Secretary. Matt moved to Dunbarton Pines in April 2006. Matt has worked 24 years with a company whose passion is to create career opportunities in the facility services and construction industries in Michigan. He has served in various positions in the company. This would be Matt's fourth year with the Board.

In addition, we are pleased to announce a prior board member has stepped up to volunteer for another year of service on the board:

- Fred Schlemmer. Fred has served over seven years on the Board as a past President and Board advisor. Fred is one of the original owners in the subdivision and recently retired from Alcoa as Chief Financial Officer.

Finally, we would like to thank Rod Harris for his tireless work as Treasurer and IT Consultant this last year. Rod has been engaged for over 17 years serving in a variety of roles on the Board. Fortunately for us, Rod will continue to provide support for the Association's PayHOA software.