

2024 Annual HOA Meeting

Bradford of Novi

Board Members

President - Bob Raymond

Director-Operations - Andy Terhune

Secretary/Communications - Manda Puttock

Treasurer - Aldo Pace

Director-Website & Compliance - Sunita Wani

2024 BRADFORD OF NOVI ANNUAL HOA MEETING AGENDA

- **Welcome and Introduction of the 2024 Board - Bob**

- **2024 Directors Reports**
 - President Bob
 - Treasurer – Financial Statements Aldo
 - Landscape - Operation Andy
 - Secretary - Communications/Social Manda
 - Compliance - Website Sunita

- **2025 Board Member Election Results**
- **Open Forum**
- **Adjourn**

PRESIDENTS REPORT

2024 PROJECTS COMPLETED:

- CONTINUED IMPROVEMENT OF 9 MILE ENTRANCE
- MAINTAINED/REPAIRED 2 ENTRANCES, 5 COMMON AREAS, 7 CUL-DE-SACS

2025 GOALS:

- CONTINUED IMPROVEMENTS OF HOA AREAS
- INCREASE DUES \$400 TO \$450

Bradford of Novi HOA Financial Statement Summary as of November 11, 2024

Description	Actual amounts through November 11, 2024	Estimated Costs -- November to December 2024	Total including estimated Nov to Dec 2024	2024 Budget	Actual vs Budget Under/(Over)
Dues collected at \$400 per lot	52,615.00		52,615.00	52,400.00	215.00
Other collections	538.00		538.00	55.00	483.00
Total cash collected 11/11/2024	53,153.00		53,153.00	52,455.00	698.00
Expenditures	60,684.00	4,688.00	65,372.00	52,795.00	12,577.00
Decrease in cash as of 11/11/2024	(7,531.00)		(12,219.00)	(340.00)	
Cash -- January 1 2023	23,340.00		23,340.00	23,340.00	
Cash -- November 11, 2024	15,809.00				
Projected cash balance 12/31/2024			11,121.00	23,000.00	(11,879.00)

Main actual to budget differences

- 1) Of the 133 paying lots, two lots not paid.
- 2) Over budget electrical repairs and upgrades 9 Mile entrance \$8,400
- 3) Over budget on 9 Mile entrance \$5,000

Summary Budget 2025

Income - HOA fees

Estimated 131 homes paying \$450 \$ 58,950

Total Income

\$ 58,950

Expenses

Landscape and lawn maintenance \$ 30,000

Other operating expenses \$ 22,850

Total expenses

\$ 52,850

Increase in cash

\$ 6,100

Estimated cash at January 1, 2025

\$ 11,121

Estimated cash at December 31, 2025

\$ 17,221

Bradford of Novi - Landscape Master Plan (Completed) 2024

- 9 Mile Road entrance landscape refresh started (Phase 2)
- Repair of electrical issues with flood light on center island to be started on December 6th
- Additional repairs required to existing subdivision sprinkler systems
- New 3 year landscape contract bids requested...

Subdivision commons areas to be maintained

- Taft road Entrance
- 9 Mile road Entrance
- South end Galway Drive (3 areas)
- East end of Worchester Drive (2 areas)
- Carlisle Court
- Erin Circle Court
- Lancaster Court
- Daleview Cul de Sac (Court)
- Norfolk Court
- Paddington Court
- Windermere Court

2024 Communications/Social Events Report

- We were able to celebrate our annual Easter Egg hunt this Spring with an outdoor egg hunt. It sprinkled on us, but the bunnies came out to play anyway! Crafts, cookies and a few games were also provided!
- We did not do Yard of the Month this year, but still have 1 \$50 gift card left over from last season, so 1 more lucky homeowner with best decorated yard for the upcoming holidays this December will receive it!
- We were again able to celebrate our Fall traditions by holding the annual Chili Cook-off along with our Fall Fun themed event of games and prizes that concluded with free pumpkins. Congratulations to Kristi Currie for winning the chili contest!
- Attendance was very low this year, so for the upcoming traditional events, I will be sending out a participation survey before hand and possibly cancel any events without a higher attendance prediction.... :(

2024 Communications/Social Events Report

- I had the honor of welcoming any new neighbors this year, so hopefully all of our newcomers felt welcome & I didn't miss anyone!
- I would like to encourage all of our homeowners to make sure we have a frequently checked e-mail for your household on file so we can spring into this new year while keeping everyone informed of any updates and or possible events into the future! Please email changes to:
bradfordnovihoa@gmail.com
- I also send out seasonal BON Newsletters, so if you are not receiving them, please email me to be added too! Look for info from "BON secretary".
- Don't forget about our Facebook page! **Bradford Residents**

Volunteer/Committee opportunities:

1. Spring: Easter Egg hunt gathering/Neighborhood clean-up
2. Summer: Garage Sale and possible Family Picnic gathering
3. Fall: Fall Fun Event/Chili Cook-off gathering
4. Adult social events (if anyone is interested)

*Involvement= help with planning and executing the events

Helpful Community Info:

<https://peoplesexpress.org/> (Need a ride? Check out this website for minimal fees)

<https://www.cityofnovi.org/> (Looking for community info about recycling days or what not??? Check out the Community tab!)

Top 5 Compliance Issues from 2024 (in no specific order)

- **Garbage cans in public view**
 - Trash Receptacle Trash and other waste shall not be kept on a Lot except in sanitary containers and trash receptacles, and shall not be left on the curb for more than (1) day within the trash pickup day. Containers should be stored in a garage, or at least not visible from the street.
- **Landscaping eyesores: overgrown shrubs & grass/ dying trees & shrubs on property**
 - Landscaping and Tree Trimming The Association has the right to enter a Lot for the purpose of mowing, cutting, weeding, removing unsightly growth if proper notification of issues has been documented. And any cost incurred by such action of the Association shall be chargeable against the Owner and shall constitute a lien against the Lot.
- **Snow removal from sidewalks in a timely fashion (including parked vehicles on the streets preventing proper snow removal)**
 - Snow & Ice Removal Each Lot Owner is responsible for the snow and ice removal of their driveways and sidewalks. Vehicles should be parked off the street to promote proper snow and ice removal on the roads.
- **Pet owners not cleaning up after their pets (bagging and discarding waste)**
 - Animals/Pets Domestic pets of the Owner shall be kept on a leash, or contained by an invisible fence, and not allowed to run loose or left unattended
- **Extended parking of recreational vehicles**
 - Outside Storage of Vehicles Any boats, house trailers, boat trailers, recreational vehicles, camping trailers, or other utility vehicles may not be parked or stored on any Lot for an extended period of time unless stored in a fully enclosed/attached garage

Compliance Report

- ❖ **Painted the street sign poles.**
- ❖ **Painted all the subdivision entrance 'Bradford of Novi' signs**
- ❖ **Obtained a bulk order quote to paint/repair mailboxes. Homeowners are informed through emails; however we have received a lukewarm response.**
- ❖ **Some of our homeowners landscape needs upkeep.**

Keep our neighborhood beautiful!

Compliance & Architectural Review Committee

- **Reviewed the plans for awning.**
- **Board members can not restrict homeowners on their yard decorations unless it's an eyesore.**

This has been a great year for compliance!

Website:

<https://bradfordofnovihoa.com>

Facebook Page:

Bradford Residents

2024 Annual HOA vote for Secretary and Compliance positions for 2025-2026:

Secretary: re-elect Manda Puttock=

Compliance: re-elect Sunita Wani=

Candidate, Brian Bulles=

Candidate, Kristi Van Ittersum/Currie=

Questions?