

2022 Annual HOA Meeting

Bradford of Novi

Board Members

President - Bob Raymond

Vice President Operation - Jim Sciabassi

Secretary/Communications/Activities - Manda Puttock

Treasurer - Aldo Pace

Director-Website & Compliance - Sunita Wani

2022 BRADFORD OF NOVI ANNUAL HOA MEETING AGENDA

- **Welcome and Introduction of the 2023 Board - Bob**
- **2023 Board Member Election Results - Bob**
- **2022 Directors Reports**
 - Presidents Bob
 - Treasurer – Financial Statements Aldo
 - Landscape - Operation Jim
 - Secretary - Communications/social Manda
 - Compliance - website Sunita
- **Open Forum**
- **Adjourn**

PRESIDENTS REPORT

- Send the question in the chat, if you need an answer during the specific presentation.
- Develop an updated plan for nine mile entrance
- Research management companies
- No increase in dues if cost can be maintained
- Current board members voted to new term by homeowners

Bradford of Novi HOA Financial Statement Summary as of November 4, 2022

	Actual amount	Budgeted amount	Actual vs Budget
Dues collected at \$350 per lot	46,200.00	45,500.00	700.00
Miscellaneous collections (late fees and interest)	104.04	103.00	1.04
Total cash collected as of 11/3/2022	46,304.04	45,603.00	701.04
Expenditures	50,081.10	46,025.00	4,056.10
Decrease in cash as of 11/3/2022	(3,777.06)	(422.00)	(3,355.06)
Cash -- January 1, 2022	23,783.76	23,783.76	0.00
Cash -- November 4, 2022	20,006.70		
Estimated cash outlay - November to December	500.00	0.00	
Projected ending cash balance on 12/31/2022	19,506.70	23,361.76	(3,855.06)

Main actual to budget differences

- Of the 133 paying lots, only one lot did not pay. Had budgeted 3 lots not paying
- Under budget on the upgrades of cul de sacs -- \$3,450
- Under budget on tree cutting in wetlands -- \$2,000
- Over budget in landscaping and lawn maintenance --- \$3,957
- Over budget in maintenance and repairs --- \$2,665
- Prepaid Christmas decorations of \$3,750 as part of the new Landscape contract. This year there are two payments for Christmas decorations. One for the decorations in December 2021 paid in January 2022, the other Christmas decorations cost for 2022 paid in the agreed 8 payment installments during 2022.

Bradford of Novi - Landscape Master Plan (Completed) 2020

- Erin Circle much needed landscaping refresh
- Daleview cul de sac landscaping refreshed / Small island was in tough shape
- Replaced (9) dead yew shrubs on Taft Road entrance

Bradford of Novi - Landscape Master Plan (Completed) 2021

- Carlisle Court landscaping refreshed / Island stone wall repaired
- Lancaster Court landscaping refreshed / Island stone wall repaired and trees trimmed
- Replaced smaller/damaged Red Barberrys on 9 Mile entrance center island
- Heavy trimming of overhanging brush along south end of Galway Drive

Bradford of Novi - Landscape Master Plan (Completed) 2022

- Paddington Court landscaping refreshed
- Windermere Court landscaping refreshed
- Norfolk Court landscaping refreshed
- Much needed repairs completed to existing subdivision sprinkler systems
- Completed the City of Novi backflow prevention testing with no issues
- We were able to have the City of Novi trim up all of their street trees in our sub

Bradford of Novi - Landscape Master Plan 2023

- 9 Mile Road entrance landscape refresh needed (Phase 1)
- Further landscape improvements to our courts

Bradford of Novi - Landscape Future Plan (No particular order)

- Major update of electrical systems at both sub entrances looming
- Taft Road entrance landscape refresh
- Subdivision sign at south end of Galway Drive at the sub entrance on the east side
- Clean trash out of commons areas along Galway Drive & Worcester
- Power wash and tuck point mortar joints of sub entrance masonry walls

Subdivision commons areas to be maintained

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

2022 Communications/Social Events Report

- Weather didn't ruin our annual Easter Egg hunt, I put together outdoor egg hunts in 2 separate waves for smaller numbers of participants . It sprinkled on us, but the bunnies came out to play anyway! Crafts were also provided!
- We did honor 3 lucky neighbors with Yard of the Month for June, July, and August, and awarded them with a \$50 gift card to Home Depot. Congratulations to Vincent & Theresa Castagna, Mark & Sherry Diederich, and Novo & Lynda Bojovic for being our winners this year! We will also be awarding 1 more lucky homeowner with best decorated yard for the upcoming holidays this December! (Congrats to The Garcia family for winning last December!)
- 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 Nancy Raymond and Uyoung Suggs for winning the chili contest!

2022 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: bradfordofnovihoa@gmail.com

Volunteer/Committee opportunities:

1. Spring: Easter Egg hunt gathering
2. Summer: Garage Sale and possible Family Picnic gathering
3. Fall: Fall Fun Event gathering
4. Adult social events (if anyone is interested)

*Involvement= help with planning and executing the events

Top 5 Compliance Issues from 2022 (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.
- **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
- **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

Compliance & Architectural Review Committee (in no specific order)

- **Reviewed the plans for new swimming pool and fencing**
- **Review and approval of the plan for new children's play structure and trampoline.**
- **Review and approval of the Solar Panels.**
- **Letters to landscaping eyesores: overgrown shrubs & grass/dying trees & shrubs on property**
- **Letters to Exterior addition and trash in public view**
- **Replaced the stolen street sign (9 mile and Galway)**

Website

<https://bradfordofnovihoa.com>

Facebook Page:

Bradford Residents

Questions