

**Woods of Novi
Homeowners Association
General Meeting – June 12, 2024**

NOTES

WELCOME

- New homeowners
 - 23 residents were in attendance

INTRODUCTION OF BOARD MEMBERS - Time Remaining in term

- | | |
|---------------------------------------|----------------------------|
| ● Leslie Capell (President) - 2 years | ● Patrick Cusick - 2 years |
| ● Lindsey Pitch (Secretary) - 2 years | ● Ed Soltysiak - 2 years |
| ● Steve Flake (Treasurer) - 2 years | ● Al young - 2 years |
| ● Luke Wolf - 2 years | ● Ian Monson - 2 years |

GENERAL BUSINESS AND REPORTS

- **Communication methods**
 - Nextdoor.com: www.woodsofnovi.nextdoor.com
 - Facebook Group: Woods of Novi
 - Website: www.woodsofnovi.com
 - Email: woodsofnovihoa@gmail.com
 - Please do not hesitate to contact a board member
- **2024 – 2025 Dues**
 - Increased by \$50 from \$275 to \$325
 - This is an 18% increase
 - Dues have not been raised in 5 years, and cost of living has increased by 23% during that time
 - The additional dues are necessary due to increased cost of services for maintaining common areas in the HOA.
 - Please remit to Treasurer Steve Flake
 - Procedures for payment of dues
 - Notices are mailed out to homeowners at the end of June.
 - Homeowners have 90 days to pay without penalty. If dues are not paid by September 1st a \$10 late fee will be applied.
 - An additional \$20 per month late fee will be applied after October 1st.
 - Unpaid dues after January 1st **CAN** be sent to a collection agency.
 - Unpaid dues after June 1st of the following year **SHALL** have a lien filed on home.
 - If a home is put up for sale in the subdivision and the homeowner is not current on their dues a lien **CAN** be filed immediately.
 - Questions:

- If we increase dues, won't we just have a really large surplus as we were able to pay things this year?
 - It is required that we have a surplus to cover the HOA for any emergent situations
 - Our current surplus is getting used by the HOA own fence fixes and the HOA promise to power wash and stain the entire fence on the Novi Rd side.
- Has there been discussion about an option for electronic payment?
 - The board has discussed it, and is continuing to look into options
- **Sprinkler Blow-Out**
 - Notices will be sent in early Fall
- **Annual Summer Party**
 - Will be held on Thursday, July 18, 2024 at 6:30pm
 - Events TBD
 - Check Nextdoor.com, Facebook group, and website for updates
 - Let us know if you'd like to help!

TREASURERS REPORT

[REDACTED]

SOCIAL COMMITTEE

- The spring egg hunt had about 25 kids come out, even though it was a rainy day. Thank you to everyone who was able to attend!
- Current events:

- o Annual Party Cusick/Monson/Pitsch/Wolf
- o Chili Cook-off
- o Winter Walk/Spring Fling
- o Egg Hunt Cusick/Pitsch
- o Subdivision Garage Sale
- o Road Rally
- o Sleigh Ride
- o Holiday Lights Flake
- o Movie Night

OLD BUSINESS

- **Work completed on Novi Road fence**
 - o Maintenance and upkeep of the fence is the homeowner's responsibility.
 - o The HOA takes care of staining the exterior of the fence for purposes of keeping the fence in good cosmetic condition and to include uniformity.
 - o Work undertaken by homeowner's on the fence is highly recommended to be completed by Novi Fence
 - All homeowners on the fence were provided an invoice for required repairs due to City of Novi violation notice
 - Repairs are to be completed by August 5th
 - There are programs in place to help with cost if you need assistance
- **Mailboxes**
 - o Feel free to contact board members if there is an issue with mailboxes
 - Leslie is currently working with someone who is looking at leveling/straightening the mailboxes
 - Any repairs need to be respectful of the homeowners lawn as they are responsible for maintaining the grass around the mailboxes
 - o It's time to begin replacement of mailboxes by grouped unit
 - Special assessment may be required
 - o If you have a contact for a woodworker or someone in this line of business please let us know
 - o Add wording about mailbox maintenance to the By Laws
- **Novi Neighborhood Entryway Enhancement Matching Grant Program 2021**
 - o Not sure if this will be occurring in 2024 ([link to 2020 program](#))
 - o Neighborhoods are eligible for a 50% match up to a maximum of \$5,000 at the City's sole discretion.
 - o Steve Flake is working with sign companies to start designs and estimates. The Board will be looking into City of Novi grant-matching program; anyone with knowledge or interest is invited to assist
 - Initial estimates were approx \$20K per sign
 - A professional painter said that he could fill some of the rot and paint the signs to make them look nicer, but that is only a temporary fix
 - Volunteers: Mitzi Davis
 - o The signs are currently in violation based on the Novi City Ordinance
 - There is some rotting wood and peeling paint

- The Novi Ordinance Office has confirmed that as long as we continue to work toward improvements on the entrance signs, he will not ticket the HOA.

NEW BUSINESS

- **New Bylaws are being drafted**
 - Our current Bylaws for the HOA are made from Novi city rules combined with the original deed restrictions from when the subdivision was built.
 - Once updates are ready for proposal to homeowners, they will be mailed out and the vote will take place via mail.
- **Sidewalks**
 - Many of the sidewalks in the neighborhood were fixed this year
 - If you have a 2” differential between sidewalk sections you can contact the City of Novi for repair.
 - Try to do this early in the year as they have a budget set to do these repairs each year
 - A reminder about the sidewalk should go out in the dues notice.
 - It was mentioned that the city could run out of funds and then add the cost of the sidewalk repair into your taxes
 - Make sure to check your tax assessment
 - Question:
 - What is the city doing about the tree roots because those are what is causing the issue with the sidewalks?
 - When the city comes out to repair the sidewalk they are cutting out the roots in that section causing the issues.
- **Garbage Pick Up**
 - Garbage trucks ripped down tree limbs
 - Resident called the city to report the issue and they came out to trim the tree
 - This was also reported to GFL
 - GFL was bought out by Priority Waste
- **Snow Plows**
 - This past winter the snow plows tore up several yards and the Berkshire entrance curb
 - Some residents were approved for repair for the City but others were denied and they were not told why
 - Ed will call the city and check on it
- **Solicitors**
 - There has been an increase in solicitors
 - Some residents said they’ve signed up for ‘Novi no knock’ and they haven’t been getting as many
 - You can also put up a sign

SPECIAL GUESTS

- **Novi Police**
 - No crimes reported in the neighborhood in over a year
 - Having a police officer living in the neighborhood probably helps
 - Questions
 - Is there anything being done about speeding on Novi road?

- Novi traffic bureau staff has been reduced, but they are working to train new officers who should be ready soon.
 - Speeding has been a big issue throughout Novi in the summertime
 - Reminders for safety
 - Leave outside lights on at night
 - Do not leave valuables in your car
 - Having a ring doorbell or cameras outside of the house are always helpful
 - If faces are identified on a home camera the Michigan State Police can use facial recognition software to identify the criminal
 - Don't let packages pile up on your front porch
- **Novi Compliance Officer**
 - Discuss violations for disrepair of the fence
 - Some posts are moving
 - Boards were falling
 - Nails sticking out due to boards starting to fall/pop out
 - Trash and debris were found to be leaning against the fence
 - There is a city ordinance against having trash/debris in your yard
 - Future notices regarding compliance will be sent to directly to homeowners from the Novi Compliance Officer
 - Timing for repair was extended by 60 days from what was initially quoted by the city of Novi
 - The compliance officer (Mario) has stated that he's also willing to work with individual homeowners as needed for either timing or to help with funding if needed.
 - The Compliance Officer will enforce the rules of the city of Novi, but the HOA can have more strict rules than the city.
 - The association takes responsibility for cleaning and staining the exterior facing (Novi Rd) portion of the fence.
 - Novi Fence was recommended by the HOA for repairs as they have been used historically for fence repairs
 - Several homeowners stated that Novi Fence has not been good about responding to calls
 - They have stated that there were permit fees, but when a resident called the city they were told that there were no permits needed for these repairs
 - Several residents are also noting that they were quoted once that was a much smaller amount and then were provided a newer quote that was increased by \$1000-2000.
 - Novi Fence should be working with each homeowner individually as they stated that they weren't fully aware of the property lines when they initially provided quotes.
 - Novi Compliance Officer provided examples of photos from different neighborhoods
 - He noted that some neighborhoods had 300-400 violations, but no tickets have been given yet because they were able to work with homeowners to help anyone in financial need or provide time extensions in reasonable situations.
 - Questions
 - Can a homeowner remove their portion of the fence if they don't want to maintain it?

- The fence was initially installed because those lots were not selling and the original agreement was that homeowners would maintain the fence other than the cleaning and staining of the exterior of the fence.
- While it is technically the right of the homeowner to control items on their property (like a fence) it is highly discouraged.
- Can a homeowner replace their portion of the fence with PVC fencing if they choose?
 - It is preferred that everyone on the fence line work to keep the aesthetic of the fence uniform
 - According to the city, it is up to the HOA and the HOA wants the same material to be used for all of the fence
- Why do I need to replace posts that don't seem to be loose?
 - It was determined that some of the posts would be compromised by power washing, so while they may not feel that loose by manually moving the post the pressure washer would cause other issues.
- We gave money to Novi fence, but now they're not responding, what do I do?
 - Leslie stated that she would help the homeowner get a refund
- Do I have to use Novi Fence?
 - Residents are able to use any fence service, including repairing it themselves as long as it is compliant with city rules and the aesthetic remains in line with the rest of the fence line.
 - The same material must be used so that it is uniform for staining purposes
 - Several residents noted that they have worked with Novi Fence for years and feel that they are reasonable with pricing.
- I can't find brown posts, can I use black?
 - Yes as long as they are on the inside of the fence and can't be seen very well from the Novi Rd side of the fence.
- What happens if violations are not repaired?
 - A ticket (with fine) could be issued every single day
- What are the markings on the fence?
 - 'x' means it needs to be repaired
 - lines mean that it may need to be repaired
- Why was it recommended to remove the 'ball' from the top of the posts?
 - Many of them were broken, and it was noted by Novi Fence that it would be cheaper to cut them off than to try to replace them
 - For the sake of uniformity and finances, it was recommended to cut them off.

GENERAL ANNOUNCEMENTS

- **City of Novi mandatory watering time restrictions**
 - Automatic sprinklers to be used on alternate days between 11pm and 5am
 - Odd number addresses water on odd number days. Even numbered addresses water on even number days.
- **Summary of Bylaws, City Ordinances and General Recommendations**
 - Summary of Bylaws – 2020 Update is on www.woodsofnovi.com
 - Convenient place to reference common rules for the sub

- o Complete reference of all the City of Novi ordinances can be found at www.cityofnovi.org
- **Responsible dog ownership**
 - o Make sure to pick up after your pet when walking in the neighborhood and using common areas
- **Road Safety**
 - o Make sure to drive slowly as there are many children out and about, especially in the summer months
 - o Be aware of where you're parking your vehicles so that you don't obstruct views at corners or make it difficult for a neighbor to access their driveway