

Woods of Novi
Homeowners Association
General Meeting – June 16, 2025

NOTES

WELCOME

- New homeowners

INTRODUCTION OF BOARD MEMBERS - Time Remaining in term

- Leslie Capell (President) - 1 year
- Lindsey Pitch (Secretary) - 1 year
- Steve Flake (Treasurer) - 1 year
- Vacant - 1 year
- Patrick Cusick - 1 year
- Ed Soltysiak - 1 year
- Al young - 1 year
- Ian Monson - 1 year

- **Meeting was called to order at 7:00pm by Lindsey Pitsch**
- **Introductions of board members present were provided**

GUEST SPEAKER:

- Novi Police Chief/Director of Public Safety-Eric Zinser
- Joined us to speak about the Police and Fire Buildings Bond
- There is a 1M bond proposal for 25 years
- Details can be found at cityofnovi.org/2025bond
 - They plan to replace several fire stations, including fire station 2 which is closest to Woods of Novi
 - This is the newest facility which was built in 2003, others were built in the 70s with very little upgrades.
 - Many don't have facilities for women
 - The Police Station is out of space, and they cannot grow their staff any further at this point.
- Questions:
 - Where will the buildings be relocated?
 - Chief Zinser provided insights, please check the website for details.
 - What are you doing with the old buildings?
 - They have been told they are not repurposable
 - The buildings will be torn down and the property will be sold
 - There have also been conversations about keeping some of the buildings and using them for community buildings.
 - If the bond passes, when will construction start?
 - It should start in 2026 as they're getting bids now
- There are open houses at several of the facilities if residents would like to see why the new buildings are needed.
- Voting information:
 - June 26 - Absentee voter ballots are available at the City Clerk's Office

- July 26-August 3 - Early In-Person voting available at the Civic Center
- August 5 is election day

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
- **2025 Dues**
 - Notices went out on May 31
 - Current dues are \$325
 - Please remit to Treasurer Steve Flake by August 1, 2025
 - 9 homes have already paid!
 - You can now pay via Zelle for those who prefer electronic payment

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WOODS OF NOVI HOA



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- Issues with Zelle should be reported directly to Steve Flake
 - His contact information was provided in the dues notice
- Procedures for payment of dues
 - 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 July 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.
- **Sprinkler Blow-Out**
 - Notices will be sent in early Fall
- **Annual Summer Party**
 - Tentatively scheduled for August 10, 2025

- Events TBD
- Check Nextdoor.com, Facebook group, and website for updates
- Let us know if you'd like to help!

TREASURERS REPORT



- Storage Unit fees
 - The board has moved our storage unit
 - The unit is used to store holiday decorations and other items used for neighborhood events
 - This should save about \$500/year at this time

SOCIAL COMMITTEE

- Current events:
 - Annual Party Cusick/Monson/Pitsch
 - Chili Cook-off
 - Winter Walk/Spring Fling
 - Egg Hunt Cusick/Monson/Pitsch
 - About 40 kids from 15 families attended!
 - Subdivision Garage Sale
 - Road Rally
 - Sleigh Ride
 - Holiday Lights Flake

OLD BUSINESS

- **Work completed on Novi Road fence**
 - Thank you to everyone for their efforts on the fence last year, it looks great!
- **Mailboxes**
 - Feel free to contact board members if there is an issue with mailboxes
 - It's time to begin replacement of mailboxes by grouped unit
 - Special assessment may be required
 - If you have a contact for a woodworker or someone in this line of business please let us know
- **Entrance Signs**
 - We didn't have the budget or volunteers to work on the grant program, so the board voted to get the signs repaired and painted.
 - The light at the Berkshire entrance went out and bulbs were replaced that were brighter
 - Holiday lights were not put out this year due to an issue with the plugs, this is being fixed for next year.
 - Any volunteers to work on a grant for future replacement/repairs of the signs?

- Neighborhoods are eligible for a 50% match up to a maximum of \$5,000 at the City's sole discretion. ([link to 2020 program](#))
- **Bylaws**
 - Official Bylaws for Woods of Novi were created and mailed with dues notices on May 31.
 - Based on the original Deed Restrictions that have served as our governing documents, residents have 2 weeks to reply if they vote against the document. No response is considered an affirmative vote.
 - This is because we have consistently lacked a quorum at the annual meetings which keep us from having an official vote on items.
 - To date we have received 1 vote against the proposed document, therefore the Bylaws should pass.
 - *Can basketball hoops be attached to the garges??*
 - *This is in section 11.13, Lindsey will look into this further and correct the by laws if this was a mistake.*
- **Sidewalk and Entrance Repairs**
 - There was a water main break at Berkshire and English Way. The pavement was just fixed. The city states that the delay was due to weather
 - Several sidewalk sections were recently repaired
 - Please contact the city in January if you have at least a 2 inch erosion of your sidewalk as they will slate you for repair
 - The link to report the erosion is on our website
- **Landscaping Costs**
 - Last year during our annual meeting some residents asked about the increase to our landscaping costs. We did contact several vendors and prices were very similar. Given this information and our satisfaction with our current vendor, no change was made.

NEW BUSINESS

- **Speeding in the Subdivision**
 - A speed limit sign was installed in the neighborhood due to multiple speeding vehicles.
- **Maintenance of Trees**
 - Homeowners are required to maintain the trees on their property
 - Please trim trees that are overhanging the sidewalk
 - Trees along the fenceline can only be removed if diseased or they pose a risk, and must be replaced according to the Novi Forester
 - If you have questions please contact the Forester directly as the board does not have additional information.
 - Keith Salowich: ksalowich@cityofnovi.com
- **Conditions of road in the subdivision**
 - The board will contact the city to ask about road maintenance
- **Notice received for trash cans**

- One resident asked if they could appeal a notice they received about trash cans being left out more than 12 hours after trash pickup.
- This notice was put on the resident's door by the HOA, and there is no formal appeal process as it was just to serve as a notification.
- The board has been notified that City of Novi Ordinance officers are starting to check out subdivisions and ours is on the list for June.
 - Therefore the board has tried to be a bit more strict about ensuring we are following Novi City Ordinances to avoid any actual fines being placed on residents or the subdivision.

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
 - New Bylaws will be updated on the website
 - Convenient place to reference common rules for the sub
 - Complete reference of all the City of Novi ordinances can be found at www.cityofnovi.org
- **Responsible dog ownership**
 - Make sure to pick up after your pet when walking in the neighborhood and using common areas
- **Road Safety**
 - Make sure to drive slowly as there are many children out and about, especially in the summer months
 - 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
- **Blocking of sidewalks**
 - It is against the law in Novi to block sidewalks as this causes pedestrians to go into the street when walking
- **Stop sign before sidewalk at Novi Rd**
 - Many vehicles are not stopping at the sign
 - This is dangerous as there are often pedestrians crossing the sidewalk next to Novi Road.
 - Please make sure to stop AT OR BEFORE the sign