

Walden Woods I
2012 Annual Meeting Recap
March 29, 2012
Novi City Center

Jim Mealey, Treasurer, opened the meeting by presenting the 2011 financial report. Jim reported that Allied Waste Management has offered an attractive 2-year contract extension, with pricing well below the competition (Duncan Waste Management, South Lyon). He will renew the contract with Allied Waste Management for two years. The attendees reviewed the detail of the expenses and deposits, and compared the 2011 expenses by category to previous years. Mike Allie, former VP of the board, noted that the bylaws require a minimum cash balance equal to "10% of the current annual budget." At the end of 2011 our cash balance was below the minimum. Jim noted that our budget for 2012 will be satisfied with 2012 receipts and allow for the 10% cushion. Annual dues remain at \$350.00 for 2012 and they are currently due and payable.

"Thank you Jim" for preparing the easy-to-read Cash Summary report and for managing our homeowner association's financial transactions through the years. Jim has been our treasurer since 1994, except for a short period of time when Jim Utley and Mike Slavin handled the finances from 1998-2002.

Tim Prokop and Adam Whitesel, board Vice President, provided valuable oversight of commons care for mowing, irrigation and snow removal during the year. Also Tim bought reflective wands and placed them by the mailboxes during the winter months so the boxes would be more visible in bad weather and at night. Thanks Tim for taking on that extra project, as it will surely minimize maintenance due to collision.

Aside from maintenance costs we incurred expenses for improvements made to the front entranceway. We contracted the following projects: installation of concrete landscaping curb, powerwash and seal the marquee and decorative rocks, planting of decorative grasses, trimming of overgrown shrubs and trees, and fresh black and gold paint on the wooden sign mounted on the stone marquee.

Adam Whitesel initiated the sidewalk concrete leveling project in August/September. Many homeowners opted to make additional improvements on their driveway to take advantage of the special pricing negotiated by Adam for the community. The majority of the repairs were billed back to the homeowner, except for portions that were within the commons areas. The cost to the HOA was \$815 for those areas. Homeowners were very pleased with the service from the contractor. There is a 4 year warranty on leveling and caulking and a 2 year warranty on cracks in new concrete. This improvement was important for the safety, comfort and aesthetics of the neighborhood.

Our special guests included Hugh Crawford, Kathy Crawford and John Callaghan. Their [contact information is provided at the bottom of this report.](#)

Hugh and Kathy have been faithfully serving the community through the years. Hugh and Cathy are long-time residents of Novi, and live on 11 Mile Road just west of Walden Woods One. [Hugh](#) is our state representative, 38th district, in Lansing, and [Kathy](#) is our county commissioner, 9th district, in Pontiac. As the Chair for the House Regulatory Reform Committee, Hugh is actively seeking feedback from residents and businesses who know of outdated or inefficient regulations. His campaign is known as the Repealer Blitz. He is Republican and pro-business. Michigan's house, senate and governor are now Republican majorities. They have balanced the budget for 2011 and will do so again in 2012. An audience participant asked about the cuts to education. Hugh replied that the cut was a 3% cut, well under the deeper cuts experienced in other areas. He also explained that the policy is set in the house and the appropriations are managed by the senate. He does not support the full deregulation of natural gas. Currently there is a 10% cap and that is available to commercial customers only. Hugh reminds us to vote in November which will include the election of county and state representatives. Kathy provided many handouts for roads, parks, and health services and encouraged us to visit the fabulous parks and to call the Oakland County Health Department's "Nurse on Call" for advice Monday through Friday. She reminded us that there would be an emergency weather warning on Wednesday, April 18th during Severe Weather Awareness Week.

Our third guest was [John Callaghan](#), CCW UtilityBroker.com. In 2000 the state of Michigan deregulated the sale of natural gas. Natural gas is at its lowest price in years. John shared copies of Consumer Energy utility statements to show us how we could save 15-20% on our gas bills each month. Currently CCW offers a fixed-rate contract through June of 2013 with IGS Energy at \$4.99 per mcf. You can use the information provided below to directly contact John and register online for this offer.

John Goodman, President, announced that he and Tami Bethune, Secretary, were stepping down from their positions. Adam Whitesel, 2011 Vice President, is the new President. John will remain on the board as Vice President until a new board member is inducted.

Tami noted that the website, redesigned with community forums and calendars last year, is the new "virtual secretary" and document archive. Tami will compose the meeting minutes and post them on the secure section of the website, www.onewoods.com. She will assist the new secretary with learning how to use the editor for purposes of sending emails and updating important content on the site.

Marty Strassner of Land-Art and Garry Kuneman of Natural Local Food Express have special offers for Walden Woods I. Residents of the neighborhood shared their recommendations for their services and suggest that you consider them for your household. [Please see the details below.](#)

Tami Bethune, Secretary, announced door prize winners – Kirstin Kinter, Mike Beach, and Paul Klain. They each took home a Bath and Body Works hand soap.

The annual neighborhood Easter Egg Hunt has been scheduled for Sunday, April 1 at 2:00pm. Marge Stone is the coordinator. Please [see the calendar](#) for details.

The meeting adjourned around 9:00pm.

Attendees: Michael Allie, Mike and Tami Bethune, John Goodman, Karen Cameron, Kirstin Kinter, Paul Klain, Jim Rose, Steve Velick, Joe Carlin, Mike Hurd, Gin and Jim Freers, Mike Beach, Jim Mealey (Summary-15 attendees, 13 Households)

Speakers

John Callaghan, Independent Broker
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2 SPECIAL OFFERS for RESIDENTS of WALDEN WOODS I



Any "new" customer that signs up for full lawn care program (7 applications) will receive a **free** Merit Grub Control treatment.

Service for Merit Grub Control will be at no charge for 2012 season only.

Offer expires 4/30/2012

Marty Strassner
Land-Art, Inc.
248-344-8873



Natural Local Food Express
232 likes · 8 talking about this · 6 were here

SPECIAL OFFER for all Novi residents of Walden Woods I Association

- Free eggs with a store visit
- Free grass fed ground beef with a \$30 purchase
- Free home delivery with any \$50 purchase

We have pastured beef, bison, lamb, chicken, pork, turkey, and many gluten free and organic products along with many local artisan products.

Non *GMO* eggs and duck eggs. Raw milk cheese and grass fed milk.

Garry Kuneman

Join us on [FACEBOOK](#)
734-927-6951

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