

Adams West Annual HOA Meeting

November 16, 2022

VHMS Media Center

The Annual HOA meeting was called to order at 7:05pm with Christine Bennett, Cindy Lapanowski and Andrea Potok present representing the board. 16 residents were in attendance. In Peter's absence, Christine Bennett ran the meeting.

Many thanks to our current board: Peter Edelstein, President; Cindy Lapanowski, VP & Treasurer; Gautam Gupta, Social Chair; George Williamson, Member at Large; Christine Bennett, Member at Large/Directory/Beautification; and Andrea Potok, Member at Large/Welcoming/Communications. Extra special thanks to outgoing Secretary Tom Van Simaey and outgoing Social Media Chair Sherly Mary Joy. Lastly, many thanks to our volunteers who have been called on many times this year for assistance: Meg Constantini, Ivy Korachis, Nick Palaian, and Phil and Kathy Swisher.

City of Rochester Hills & Adams West Updates

- Please take the Adams Rd survey by Dec. 1. The City would like your input on the area located between Hamlin and Walton. <https://mksk.mysocialpinpoint.com/visioningadamsroad>
- Playground surface work continues in Innovation Hills and will be closed until mid-December. A rope bridge will be added next year across the Clinton River.
- All roads in the City are rated every two years for their condition to help aid in targeting repair and replacement. The HOA does not maintain the roads, nor do we have any pull with the City to get them repaired sooner. Quincy was redone this year and residents are very happy. If you have a concern about the condition of a road in the subdivision, please contact the Department of Public Services for Rochester Hills at 248-656-4685. An interactive ratings map can be found under the TAMC portion of the page: https://www.rochesterhills.org/departments/public_services_engineering/roads.php
- The fire department reminds everyone to make sure your house numbers are visible from the street.
- Questions about what's allowed in the City? Ordinance information can be found in the guide to neighborhood living, including links to the entire municipal code at: https://www.rochesterhills.org/residents/guide_to_neighborhood_living/index.php
- Please LEASH your dogs. We had an unleashed/unrestrained dog attack another dog in our neighborhood and injure it. The homeowner was quite upset over this preventable incident.
- **Bylaws update!** The time is here to update our bylaws. Compared to many other neighborhoods, we have some of the most lenient bylaws and deed restrictions in the area, but they are outdated and really need some items better defined. *We are looking for residents who would be willing to help us with this process.* The final step will be securing a vote from 75% of homeowners. Please reach out to Christine or Peter if interested.

Treasurer's Report

- Our finances for 2022 are in good shape. We started 2022 with \$27,331.61 (minus the \$10K for reserve, leaves us a working capital of \$17,331.61). Between dues and late fees, we took in \$52,792. Our expenses for the year were \$46,931.21, leaving us under budget by \$5,860.79. Some plans were put on hold to keep us under budget this year, as we had originally budgeted about \$9670 over. *As of this meeting, all homes are paid in full for dues!* The budget numbers presented at this meeting will be updated for December to reflect recently paid dues. We are estimating to have \$33,192.40 to start 2023. We keep a reserve of \$10,000 for drain repairs and emergency funds, so our working capital will be \$23,192.40.
- Dues for 2023 will be \$220 with a \$15 late fee. For the 2023 budget we are estimating to take in \$54,860. We have budgeted for \$54,777 across our 5 categories, administration, beautification, maintenance, social and utilities. This leaves us with \$83 under budget. As usual, our biggest expenditure is our lawn mowing and

landscape services, and this will continue to be so moving forward. Due to a huge uptick in tree maintenance, we postponed the last of the cul-de-sac updates. Our normal \$3k tree budget ballooned to 8k due to storm damage and general maintenance. Christine Bennett took the lead on this and did a wonderful job coordinating this effort. There is still some tree work needed to be completed in 2023.

- This year we had to replenish our supplies, such as stamps, labels, envelopes, paper etc. for mailings for annual booklet, dues statements and the survey. We also replaced our message boards which we set out at 3 entrances to notify residents of events. They were in really bad shape. All of these items can add up quickly. One other big expenditure of note was re-excavating of existing swale in Monticello Park to improve drainage. This cost \$5,756. If you need a specific statement or have any budget questions, please reach out to Cindy.

Social Committee

- Santa Visit and Holiday Wonderland, Sat. Dec 3, 2-4pm at Monticello Park. This event is free, but we are once again collecting gifts for Rochester Area Neighborhood House. Information on www.adamswest.com
- This year there has been more coordination with Thornridge, Hawthorn Hills and Bridgewood Farms with event planning – it has been a huge success.
- The egg hunt, summer fun fest and Halloween events were all well attended.
- We are always looking for more ideas to bring our residents together!

Beautification

- It's been a busy year! We added more weedings at the entrances and they looked much better this year. Fall clean-up was completed early and our contractor did a wonderful job. Holiday lights are already hung and lit.
- Trees were one of the big stories this year. We had some severe storm damage to clean up, as well as general maintenance. We trimmed up two super large willows, removed about 6 dead or diseased trees, and trimmed several other trees in the neighborhood. As trees continue to age, we will see increased costs for maintaining them. This is a budget line item that will most likely need to be increased as the years go on. Tree work is complete for this year.
- **Monticello Park has "water woes."** Standing water has been increasing in the park for the last few years, especially in the spring and during periods of wet weather. It's been quite difficult to mow due to the standing water which at times has been as deep as 4-5". Christine met with 2 City engineers to discuss ways to handle the water. The City feels there are 2 ground springs located under the park that populate (fill) during very wet weather and the spring thaw. Another issue contributing to poor drainage is the houses north along Dutton are forcing more water "downstream" to our sub. Lastly, they feel we are benefiting from better drainage now due to work performed by the homeowner along Adams (mansion house.) The City has asked him to "undo" the work and this will have a negative impact on drainage in Monticello Park. They suggested first re-establishing the swale in the park, as it had become quite overgrown with grass. A second suggestion would be to add a rain garden and lastly, they suggested adding french drains. The swale was re-established this fall. In the future, the board will look to adding some rain gardens and possible willow trees.
- Other beautification happenings included damage to the Saratoga entrance by a GFL truck and damage to the Burlington entrance by a moving truck. GFL did pay for repairs at the Saratoga entrance. We're still waiting for our sprinkler company to bill us for the damaged sprinkler head at the Burlington entrance. Our landscaper did not charge us for moving the boulders and replanting at the Burlington entrance. The clogged drain along Salem Drive was handled by the City for no charge.
- Projects for next year: continue tree work, complete landscaping updates on Salem Ct and Burlington Ct., re-stain playset in Monticello Park, and repair faded entrance signs along Adams Rd.

New Neighbors and Communications

- 7 new families moved into Adams West this year. This is down from our average of 12
- Home sale prices ranged from \$430,000-\$569,000
- Market has slowed considerably in the last few months
- HOA E-mails opened by residents: 60-74% over the last year. Up from year before

Survey Results

- Full survey results and comments received published online at www.adamswest.com
- 149 responses out of 248 homes – 60.08% participation rate
- 109 responses online, 40 paper responses, 2 letters also received
- Street Signs - Yes (80- 53.7%) No (69- 46.3%)
- Street Lights – Yes (85- 57%) No (64- 43%)
- Summer Fun Fest – Yes (56- 37.6%) No (93- 62.4%)
- Movie Night in the park – Yes (67- 44.9%) No (83- 55.7%)
- Walking Group – Yes (40- 26.8%) No (109- 73.2%)
- Food Trucks at the park – Yes (76- 51%) No (73- 49%)
- Proposals received for street signs and street lights were passed around the meeting. Stacked street and directional signs on one pole would cost about \$29,000. Separate street and directional signs (like current set up on two poles) would cost around \$42,000. Could be a combination of them depending on City permit, as they have the final say. Street lights (21 poles) would run just under \$65 per year per home for 10 years. Any additional questions about these can be directed to the board. We don't anticipate proceeding with these projects at this point in time.
- Christine also addressed several comments and questions that were received. A few that stood out: 1. speeding (we will try to get OCS to come out and put speed sign and look into adding speed limit signs in the sub), 2. fixing the roads- we have no pull with the City – your taxes pay for this, 3. Sidewalks – not likely feasible due to cost of project, 4. Anonymous homeowner voting – you only get one vote per home/lot per bylaws– all duplicates received during survey were tossed, 5. Setting standards for paint, mailbox design, landscape, etc – while nice – it would have to be written into the bylaws – how restrictive do we want to be?, 6. Adding more playground equipment, soccer field, tennis courts, pool etc. at Monticello Park – not feasible due to water situation
- Any additional questions regarding comments and response from the board should be directed to Christine or Peter

Elections

- The board has two vacant positions: Secretary and Social Media Chair.
- Peter Edelstein, current President, will most likely be stepping aside in the next year or two. We need to find someone to work with him or someone to take over as president.
- Melissa Rondy was nominated for Secretary and voted in by unanimous vote.
- All other positions: President (Peter Edelstein) and VP/Treasurer (Cindy Lapanowski) were voted in with unanimous vote.
- Social Media Chair remains open – we need to fill this vital role of updating our FaceBook and web pages
- Also would love to add another Member at Large and Beautification chair to help with projects. We really need your help to keep things moving. The last thing we want to do is hire a management company.

The slide presentation from the meeting is posted online at www.adamswest.com under HOA minutes.

Meeting was adjourned at 8:45pm. Thank you again to those who came out to the meeting!