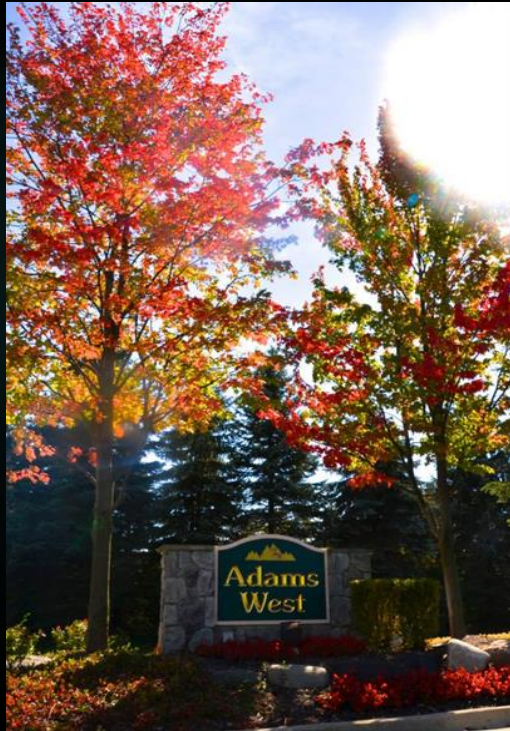


Adams West Homeowners Association 2022 Annual Meeting

NOVEMBER 16, 2022

VHMS



Please Sign In

Welcome to the 2022 Adams West HOA Annual Meeting!

If you did not give us your name, street, and house number when you arrived, please do so now at the sign in sheets on the table by the door.

THANK YOU

Agenda

- ▶ Officer and Volunteer Introduction & Meeting Overview
- ▶ City of Rochester Hills and Adams West Updates
- ▶ Treasurer Report and Annual Dues
- ▶ Social Committee Update
- ▶ Beautification Update
- ▶ New Neighbors & Communications
- ▶ Survey Results
- ▶ Election of Board Officers
- ▶ Website Reminder: www.adamswest.com
- ▶ Follow us on Facebook
- ▶ Questions/Comments/Suggestions

Adams West Board

- ▶ **President----- Peter Edelstein**
- ▶ **VP & Treasurer----- Cindy Lapanowski**
- ▶ **Secretary----- OPEN**
- ▶ **Social Chair ----- Gautam Gupta**
- ▶ **Member at Large----- George Williamson**
- ▶ **Member at Large -Directory & Beautification-- Christine Bennett**
- ▶ **Member at Large-Welcoming & E-Mail Dist.---- Andrea Potok**
- ▶ **Member At Large – Social Media Chair ----- OPEN**

Volunteers

- ▶ **Beautification-----Meg Costantini & IvyKorachis**
- ▶ **Trees ----- Nick Palaian**
- ▶ **Historian-----Phil Swisher**
- ▶ **Sprinklers/behind the scenes -----Tom Van Simaeys**

City of Rochester Hills & Adams West Updates

- ▶ Adams Road Survey – between Hamlin and Walton – by Dec. 1
- ▶ Work continues on Innovation Hills Park
- ▶ City rates all roads based on condition – ratings found online
- ▶ Please make sure house numbers are visible from the street!
- ▶ City ordinances found online
- ▶ Light the Village – Nov. 18
- ▶ Leash your dogs – there was an attack in our neighborhood
- ▶ HOA will be looking to update bylaws in the near future

TREASURER'S REPORT

2022 Treasurer's Report

	2022 Budget	2022 Actual/Forecast	2023 Budget
Income	\$ 52,080	\$ 56,309	\$ 54,860
Expenses			
Administration	\$ 4,750	\$ 4,236	\$ 4,777
Beautification	\$ 11,000	\$ 7,524	\$ 8,600
Maintainence	\$ 39,000	\$ 33,357	\$ 34,000
Social	\$ 2,000	\$ 1,554	\$ 2,000
Utilities	\$ 5,000	\$ 3,962	\$ 5,400
Total Expenses	\$ 61,750	\$ 50,634	\$ 54,777
Balance	\$ (9,670)	\$ 5,674	\$ 83
Beginning Cash	\$ 27,331	\$ 27,331	\$ 33,006
Ending Cash	\$ 17,661	\$ 33,006	\$ 33,089
Reserves			
Drain Repair	\$ 10,000	\$ 10,000	\$ 10,000
Working Capital	\$ 7,661	\$ 23,006	\$ 23,089

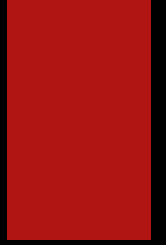
SOCIAL COMMITTEE

Social Committee Update

- ▶ Successful Easter, Summer and Halloween events
- ▶ More coordination with close by neighborhoods
- ▶ Santa Visit: Dec 3, 2 - 4pm, Monticello Park; donation event for Rochester Area Neighborhood House



BEAUTIFICATION



Trees!

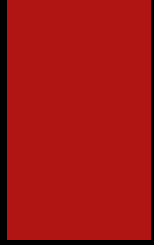


Monticello Park

- Water Woes – met with City engineers in May
- Swale re-established



Other Happenings!



2023 Beautification Plans

- Continue to remove decayed and diseased trees
- Complete landscaping updates on Burlington Ct & Salem Ct
- Repair entrance signs along Adams Rd – they have faded
- Re-stain playset
- Continue to watch drainage issues in Monticello Park





**NEW NEIGHBORS &
COMMUNICATIONS**

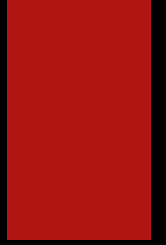


New Neighbors & Communications

- 7 Homes sold in 2022
- Sales prices ranged from \$430,000 - \$569,000
- Average days home was for sale on the market: 14
- Definite slowing down of market due to interest rates
- Average homes sold annually over past few years: 12

- HOA emails opened: 60-74% over the last year

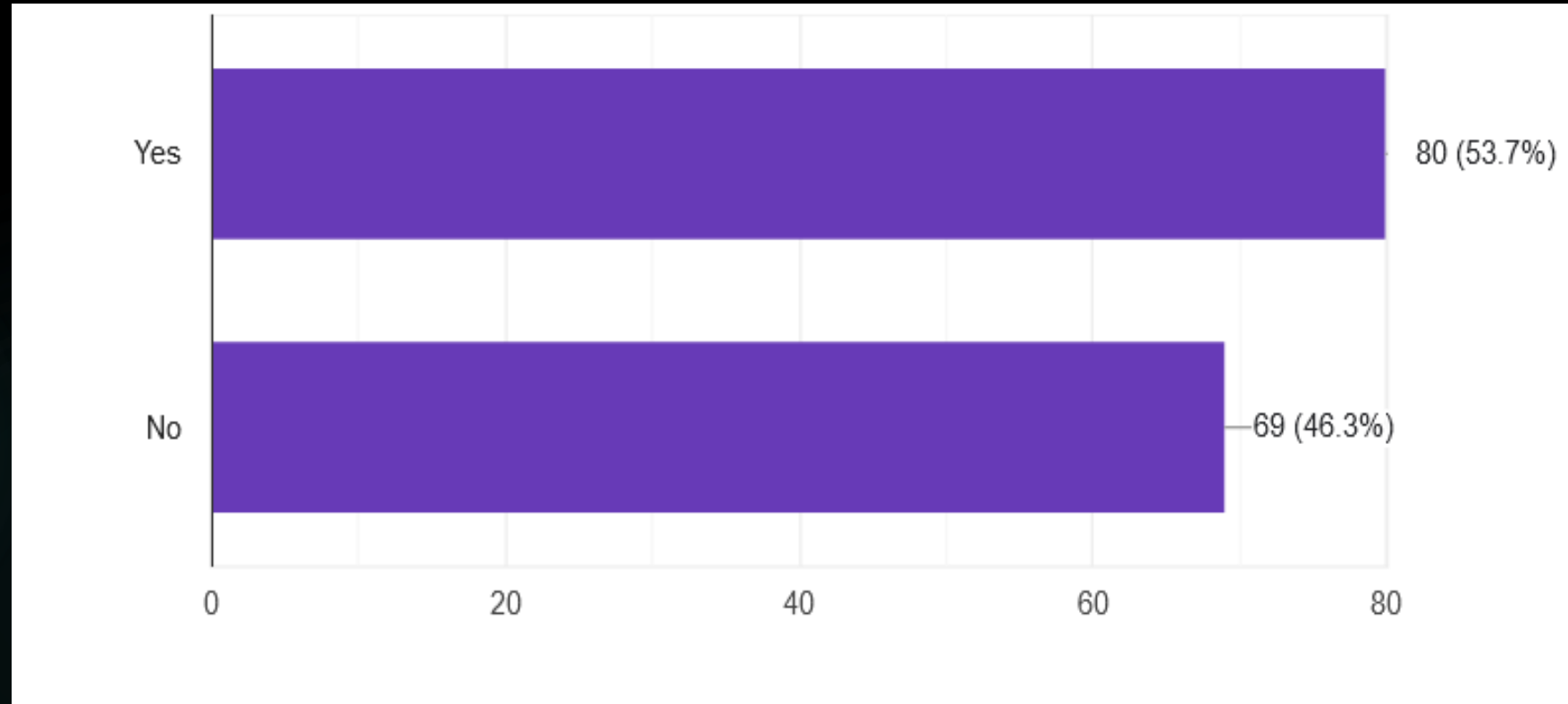
SURVEY RESULTS



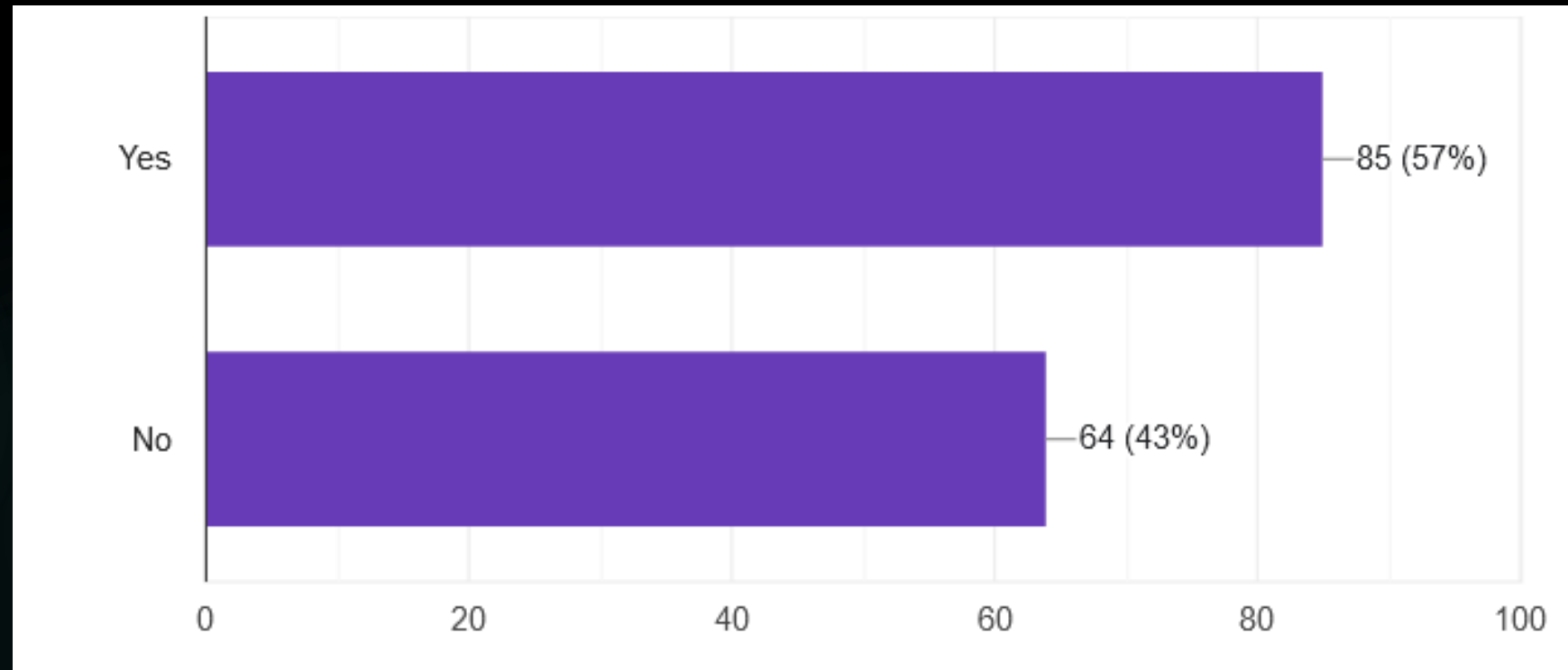
Survey - Quick Overview

- 149 responses received out of 248 homeowners.
- 60.08% participation rate
- Paper responses (40) were entered to merge with online (109) responses
- Many comments received – thank you!

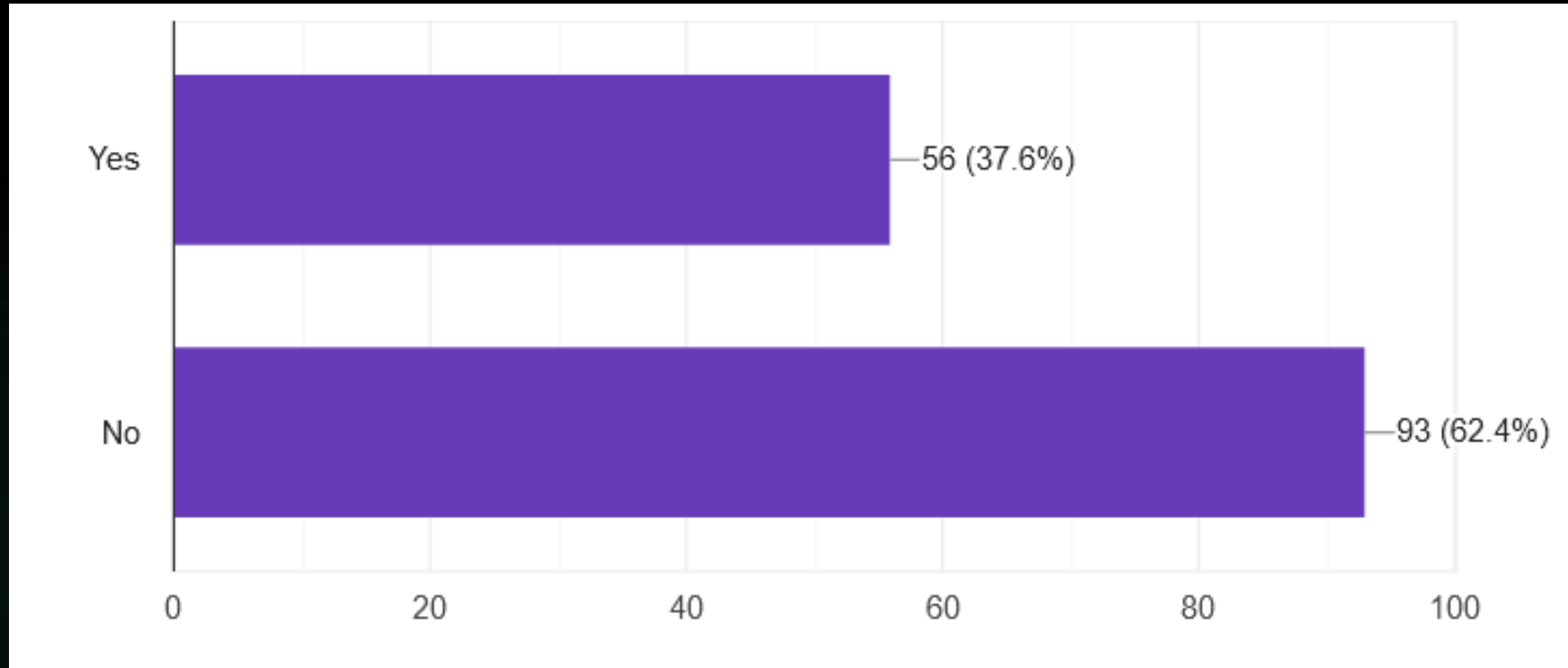
Add New Street Signs



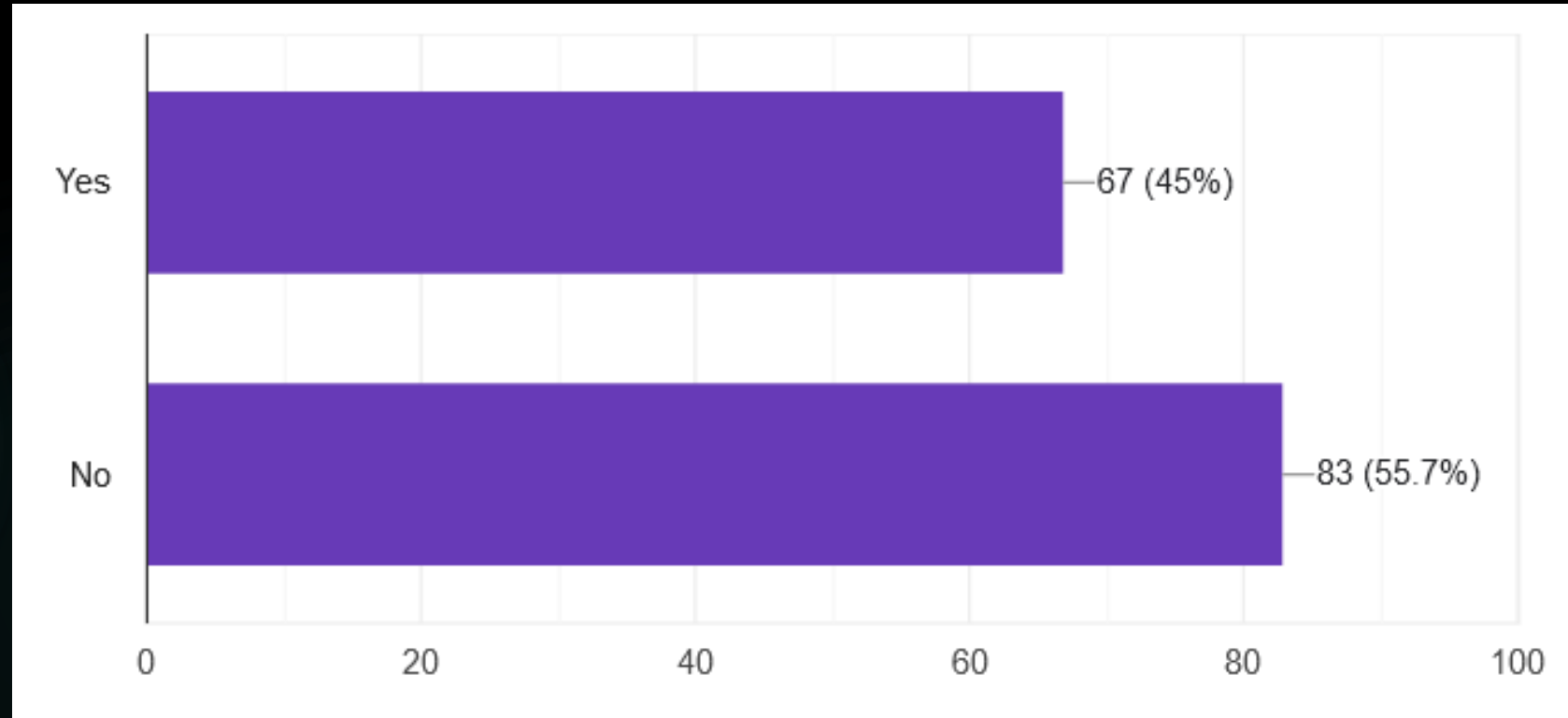
Add New Street Lights



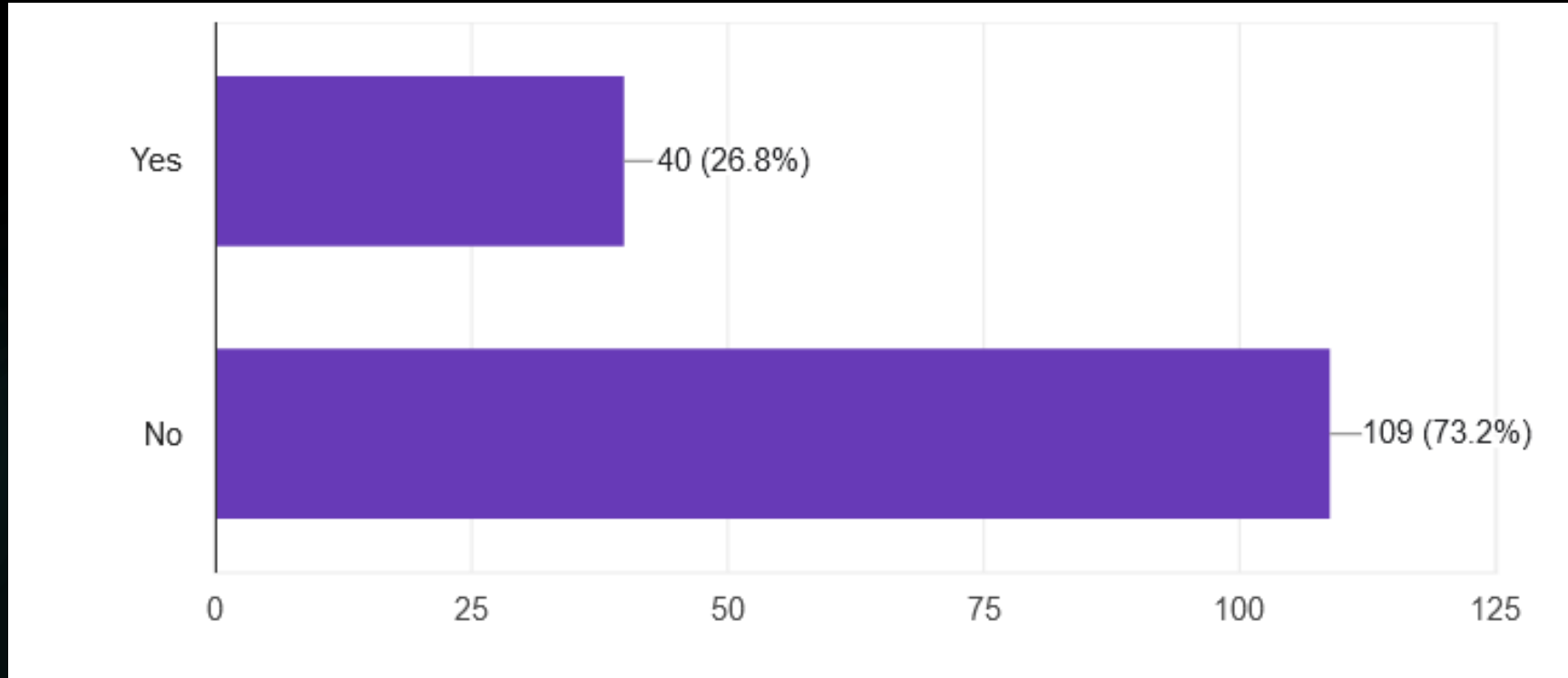
Summer Fun Fest (social event)



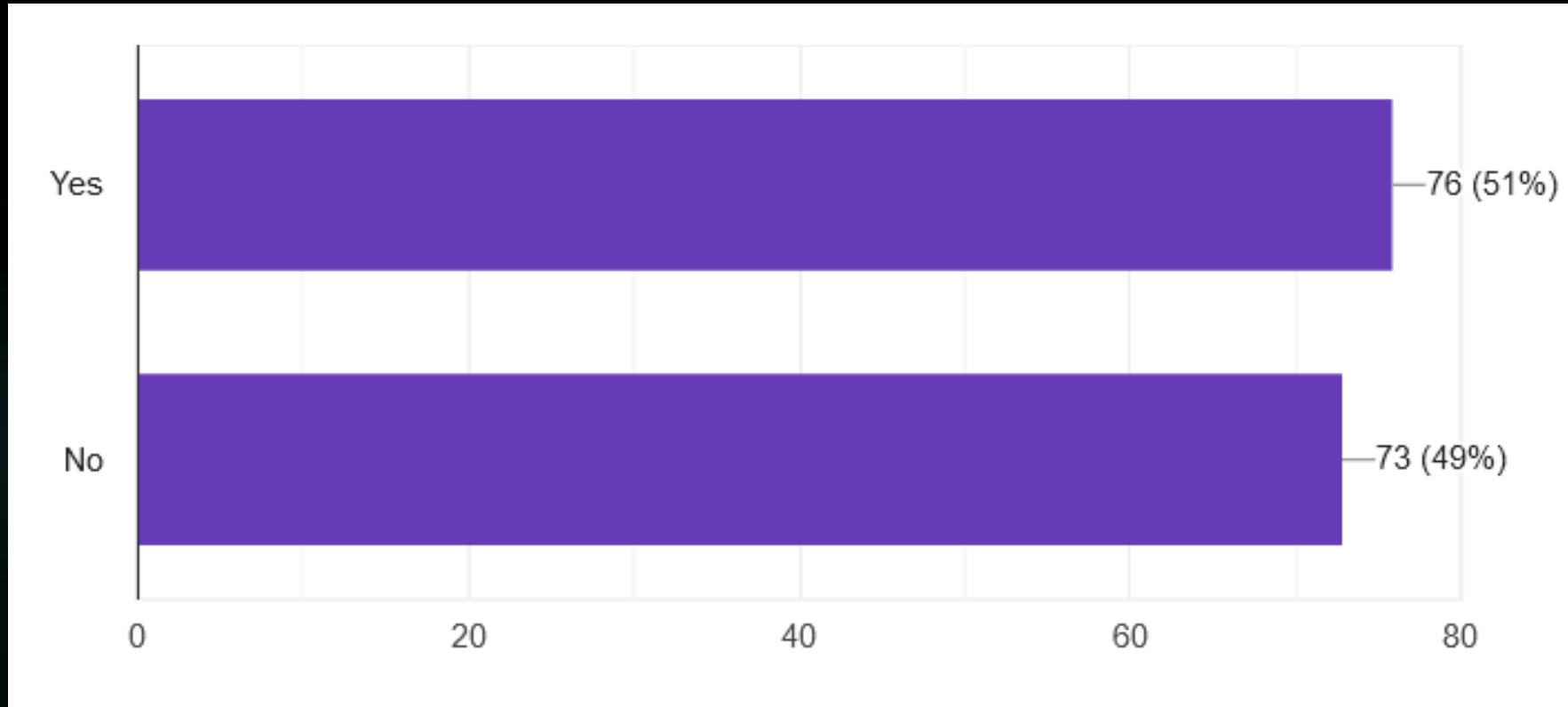
Movie Night in the Park (social)



Walking Group (social)



Food Trucks at the park (social)



Some Resident Survey Feedback

- Add sidewalks
- No street lights – especially in my yard
- Our signs are fine just the way they are
- Don't raise dues – things are expensive enough out there
- Our signs look bad compared to neighborhoods next to us
- Fix the roads!
- Add soccer field or community pool in Monticello park
- Add street lights – safety concern without
- Speeding
- Home and yard upkeep, too many weeds or overgrown bushes
- Anonymous homeowner voting is desired

Adams West is a Vibrant Community

- ▶ Help us keep Adams West a dynamic and lively place to live
- ▶ Join our board or volunteer
- ▶ 8 monthly Board Meetings per year and the Annual Meeting
 - ▶ No meetings in July, August or December
- ▶ Need Social Media Chair
- ▶ Need a Secretary
- ▶ Future Needs: President & Beautification
- ▶ Need volunteers to help with other Committees

Volunteer Now



BOARD ELECTIONS

President

Vice President/Treasurer

Secretary (open)

Social Media Chair (open)

Members at Large

Adams West Board

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