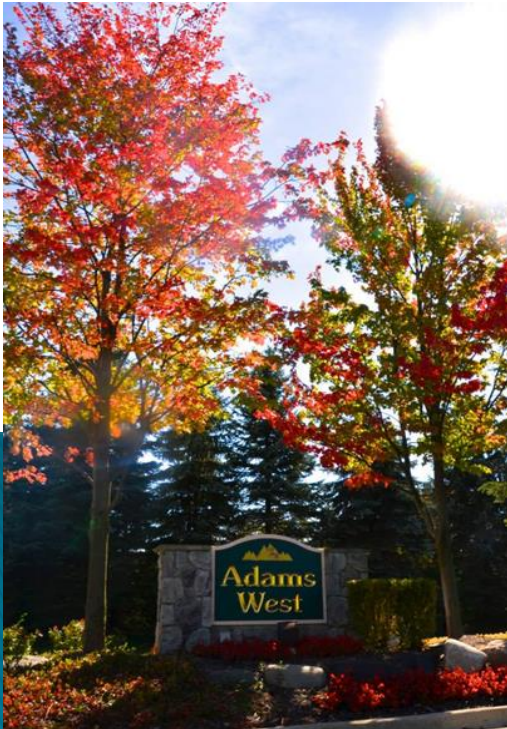


# Adams West Homeowners Association 2023 Annual Meeting

November 14, 2023  
ZOOM



# Please Sign In

## Welcome to the 2023 Adams West HOA Annual Meeting

- If you did not give us your name, street, and house number when you logged in, please do so now in the chat window.
- If you have a question please click on Reactions tab and raise your hand. We will call on you. We welcome your feedback.

**THANK YOU**



# Agenda

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

# Adams West Board

- President----- Peter Edelstein
- VP & Treasurer----- Cindy Lapanowski
- Secretary----- Melissa Rondy
- 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 & Ivy Korachis
- Historian----- Phil Swisher
- Sprinklers/behind the scenes ----- Tom Van Simaeys

# City of Rochester Hills & Adams West Updates

- Work continues on Innovation Hills Park
- City rates all roads based on condition – ratings found online
- City ordinances found online
- Oakland County Sheriff setting up Radar Sign on Salem
- Please make sure house numbers are visible from the street
- Light the Village – Nov. 17. 6-9PM
- Winter Maintenance Policy
- HOA will be looking to update bylaws in the near future
  - Looking for a Volunteer to take on the project

# Winter Maintenance Policy

## City of Rochester Hills



# Winter Weather Communications

## **Snow Emergency Notifications:**

- Rochester Hills Television & Website
- Rochester Hill Instagram, Facebook & Twitter Pages
- Local Television & Radio
- Press release in local news papers- (If time allows)
- Sign up for Alerts via RHConnect! on the City website

Go to [rochesterhills.plowtracker.com](http://rochesterhills.plowtracker.com) to see where the city has plowed or salted.

**ALL VEHICLES MUST BE REMOVED FROM CITY MAINTAINED STREETS DURING A DECLARED WINTER WEATHER EMERGENCY!**

Removing vehicles from public streets during any storm event greatly helps city plow and salt trucks to clear streets faster, safer, and more efficiently.



# Snowfall Guidelines

## **CATEGORY 1**

*Snowfall of less than 4 inches*

### **Major Roads & Emergency Routes-**

52.8 miles of major roads. These roads are plowed and salted on a 24 hour basis, 7 days a week, as needed.

**Local Roads-** 240.6 miles of local roads are plowed and treated during our normal Department hours, Monday-Friday, 7:00 am-3:30 pm

## **CATEGORY 2**

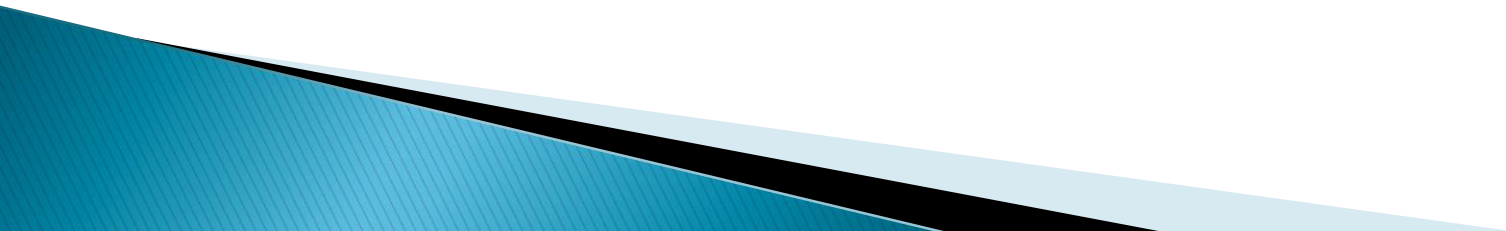
*Snowfall of 4 or more inches throughout the City*

### **Major Roads & Emergency Routes-**


52.8 miles of major roads. These roads are plowed and salted on a 24 hour basis, 7 days a week as needed.

**Local Roads-** 240.6 miles of local roads are plowed and treated on an as-needed basis, 24 hours a day, 7 days a week. During a substantial snowfall some Primary Residential Plow Routes may be plowed before drivers begin the East/West Routes.

# BEAUTIFICATION




# Beautification Updates

- Relatively “quiet” year
  - Entrance Signs refreshed
  - Tree trimming around Crown Point Park and on Salem Court
  - Sprinklers were replaced on Annchester Court
  - Lawn and landscape company has been very responsive
  - Ditch dredged off of Edmuntton back to Hawthorn Hills Sub
  - Water Leak discovered on Snowden Court
  - Monticello Park is still “under water”
  - Landscaping refresh on Burlington Ct and Salem Ct did not happen
- 





# Beautification Plans 2024

- Complete Landscape refresh on Burlington and Salem Courts
  - Stain Playset in Monticello Park
  - Repair or replace landscaping on Snowden Court
  - Plant willows in Monticello Park
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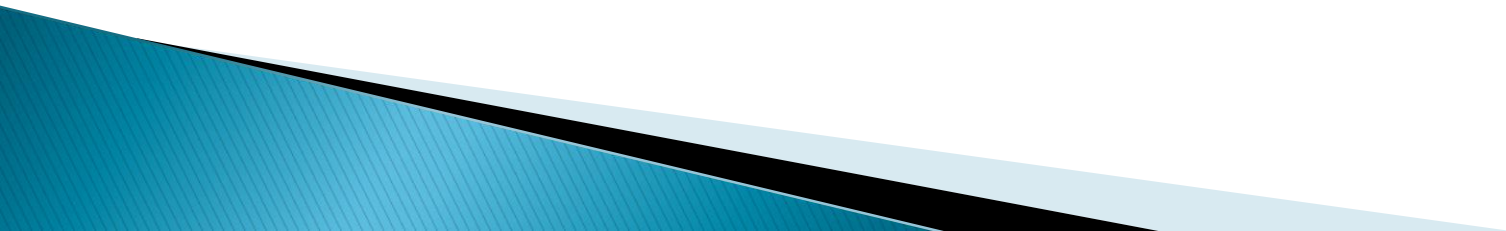
# TREASURER'S REPORT

# 2023 Treasurer's Report

	2023 Budget	2023 Actual/Forecast	2024 Budget
<b>Income</b>	\$ 54,860	\$ 55,062	\$ 54,960
<b>Expenses</b>			
<b>Administration</b>	\$ 4,777	\$ 3,473	\$ 4,460
<b>Beautification</b>	\$ 8,600	\$ 3,808	\$ 12,450
<b>Maintainence</b>	\$ 34,000	\$ 32,613	\$ 35,800
<b>Social</b>	\$ 2,000	\$ 2,114	\$ 3,750
<b>Utilities</b>	\$ 5,400	\$ 5,332	\$ 5,750
<b>Total Expenses</b>	\$ 54,777	\$ 47,430	\$ 62,210
<b>Balance</b>	\$ 83	\$ 7,723	\$ -(7,250)
<b>Beginning Cash</b>	\$ 27,331	\$ 27,331	\$ 35,053
<b>Ending Cash</b>	\$ 27,414	\$ 35,053	\$ 27,803
<b>Reserves</b>			
<b>Drain Repair</b>	\$ 10,000	\$ 10,000	\$ 20,000
<b>Working Capital</b>	\$ 17,414	\$ 25,053	\$ 7,803



# **SOCIAL COMMITTEE**



# Social Committee Update


- Successful Easter and Summer events
- More coordination with close by neighborhoods
- Santa Visit: Dec 9th, 2-4pm, Monticello Park; donation event for Rochester Area Neighborhood House



# **NEW NEIGHBORS & COMMUNICATIONS**



# New Neighbors & Communications

- Only 2 Homes sold in 2023
  - Sales prices were \$550,000 and \$675,000
  - Definite slowing down of market due to interest rates
  - Average homes sold annually over past few years: 12
  - HOA emails opened: 50-75%
- 

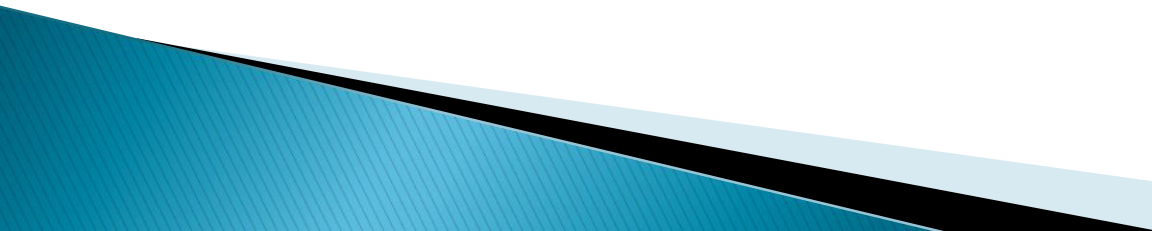
# Adams West is a Vibrant Community

- 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
- Future Needs: President & Secretary
- Need volunteers to help with other Committees

**Volunteer Now**



# SUBDIVISION BYLAWS

- ▶ **Bylaws were written in 1981**
  - ▶ **Not updated since**
  - ▶ **2/3 (166 Homes) majority vote necessary to approve any changes**
  - ▶ **Need a Volunteer/Board Member to help manage the project**
    - **Determine changes**
    - **Legal consultation**
    - **Manage communication and vote process to residents**
- 

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- 