***Adams West HOA Meeting Minutes year 2021***

*Adams West Homeowners Association*

Minutes from February 2021 meeting

Meeting called to order at 7pm on February 10th, 2021

**Attending**: President Peter Edelstein, Treasurer Cindy Lapanowski , Secretary Tom Van Simaeys, Christine Bennett, Andrea Potok, Kaden Roumayah and George Williamson

Minutes approved from Jan 2021 meeting

**Treasurer Report**

* Ending checking balance of $51,818.61 as of end of January 2021.
* 80 dues have been collected for 2021 as of the end of January totaling $17,195
* There are 5 homeowners that haven’t paid their dues from 2020. Reminder letters will be hand delivered in the near future.

**Committee Reports**

* **Social Committee**- We are looking for a social committee chairperson. They would be asked to coordinate our December outing each year and communicate with the board on a regular basis
* **Beautification Committee**- Christine has been renewed the contract for lawn maintenance in 2021. Payments will begin on April 1st. The contract for fertilization with Davey will be renewed for 2021. Christine will also be meeting with Courtyard Stone to discuss the Saratoga entrance project for 2021. This project is expected to begin in the fall of 2021.
* **Welcome Committee**- Nothing to report
* **Communications Committee**- Cindy and Christine are in the process of updating the email list for the entire HOA. The 2021 directory will be finalized towards the end of March.
* **Social Media-** Kaden Roumayah will be provided access to update content to our social media sites. There will be changes coming soon.

**Miscellaneous Topics**

* Reminder to all residents that your name may not appear in the directory of your dues are not paid in time. The information used for the directory comes from the forms that you send back with annual dues.
* Just a gentle reminder to avoid leaving piles of snow in the roadway. This creates a hazard to drivers.
* The next meeting has been scheduled for March 2nd at 7pm via zoom

Meeting adjourned at 7:30pm

*Adams West Homeowners Association*

Minutes from March 2021 meeting

Meeting called to order at 7pm on March 2nd, 2021

**Attending**: President Peter Edelstein, Treasurer Cindy Lapanowski , Secretary Tom Van Simaeys, Christine Bennett, Andrea Potok, and Kaden Roumayah

Minutes approved from February 2021 meeting

**Treasurer Report**

* Ending checking balance of $67,242 as of end of February 2021.
* 227 dues have been collected for 2021 as of the end of February.
* There are 4 homeowners that haven’t paid their dues from 2020. Reminder letters have been delivered.

**Committee Reports**

* **Social Committee**- A resident has volunteered to chair the social committee. Christine Bennett will contact her in the near future to brief her on the position.
* **Beautification Committee**- There was a dead tree removed from Snowden Ct that was a potential hazard. Christine will be meeting with Courtyard Stone to finalize plans and pricing for the Saratoga entrance project. This project is expected to begin in the fall of 2021. Davey will be providing a deep root fertilization to the trees in the spring. This will help promote growth and health to our trees.
* **Welcome Committee**- Nothing to report
* **Communications Committee**- Cindy and Christine are in the process of updating the email list for the entire HOA. The 2021 directory will be finalized towards the end of March.
* **Social Media-** Kaden Roumayah will continue to update the website and Facebook in order to provide residents with up to date information.

**Miscellaneous Topics**

* Reminder to all residents that your name may not appear in the directory if your dues are not paid in time. The information used for the directory comes from the forms that you send back with annual dues.
* Just a gentle reminder to avoid leaving piles of snow in the roadway. This creates a hazard to drivers.
* The next meeting has been scheduled for April 14th at 7pm via zoom.

Meeting adjourned at 7:30pm

Come visit us at:

adamswest.com or on Facebook at Adams West Subdivision

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| |  |  | | --- | --- | | |  | | --- | | **Adams West HOA Meeting** | | |
| |  |  | | --- | --- | | |  | | --- | | **April 14, 2021**    Meeting called to order at 7pm    Attending: President Peter Edelstein, Treasurer Cindy Lapanowski, Christine Bennett, Gautam Gupta, Andrea Potok and Kaden Roumayah    Minutes approved from March 2021 meeting    Treasurer Report   * 17 homeowners still outstanding on annual dues. Second notices will be mailed in the coming weeks. * Payments to H&C for annual lawn contract and Spartan Tree for tree removal were made. * Insurance renewed. * Budget on track for 2021 year.   Beautification   * Waiting for price quote for Saratoga entrance. Work to commence in the fall. * Lawn mowing is now underway. Entrance spring clean up to be done soon. * Tree issue in Crown Point Park resolved. * Will have to look into issue of creek dredging. Christine will ask George for assistance.   Directory   * Cathedral has received the files. Christine has proofed. Cathedral will mail printed directories to homeowners in early May.   Welcoming/Communication   * 1 house recently sold and 1 house pending sale. * Andrea is still welcoming new residents as they move in. * Stats show that about 50% of Adams West are opening emails from the board.   Web Site   * Kaden has cleaned up the web site and added some new content. He hopes to add more pictures in the near future. 44 visits to the site in the last 30 days.   General Information   * **Speeding in Sub**……please be more watchful for walkers and bikers and lower your speed while driving * **DTE Power outages**…..there have been numerous. Please contact DTE, MPSC to file complaint and also reach out to the Mayor. MPSC complaint form: [https://www.michigan.gov/mpsc/0,9535,7-395-93308\_93324\_93774---,00.html](https://clt1114832.bmetrack.com/c/l?u=D035CAD&e=134E5A7&c=1102D0&t=1&l=34E30B94&email=ohTM9Dtb4biTZ2aGrzQASY9nNPuw6lIV&seq=1) * **Social Chair**….position is still open! Please step up to volunteer and plan some exciting community activities for our sub! * Peter will attend Rochester Hills Homeowners Forum and report back | | |

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| |  |  | | --- | --- | | |  | | --- | | ***Adams West Homeowners Association*** | | |
| |  |  | | --- | --- | | |  | | --- | | Minutes from May 2021 meeting      Meeting called to order at 7pm on May 17th, 2021    **Attending**: President Peter Edelstein, Treasurer Cindy Lapanowski , Secretary Tom Van Simaeys, Christine Bennett, Andrea Potok, and George Williamson      Minutes approved from April 2021 meeting        **Treasurer Report**   * Ending checking balance of $80,305.74 as of end of April 2021.      * There are 13 homeowners that haven’t paid their dues from 2020. Second notice letters were sent on April 22nd.       **Committee Reports**     * **Social Committee**- We are looking for a social committee chairperson. They would be asked to coordinate our December outing each year and communicate with the board on a regular basis      * **Beautification Committee**- Christine has been working with Courtyard Stone to finalize the Saratoga entrance design. This project is scheduled to be done in the fall.      * **Welcome Committee**- Andrea delivered two welcome baskets to new residents.      * **Communications Committee**- The directory has been mailed out to all residents.      * **Social Media-**Kaden Roumayah continues to update our website and Facebook pages with relevant information. He will be adding information regarding the Community Canopy Program and free deck inspections.       **Miscellaneous Topics**     * Reminder to all residents to clean any grass clippings from the road. * George Williamson will be contacting companies to clear the wetlands in Crown Point to help with drainage issues * Garage sale RSVP’s need to be submitted to Kelly Quinn by June 13th. * The road barricade has been removed on Albany Ct. by Rochester Hills. * The next meeting has been scheduled for June 22nd at 7pm at the Van Simaeys house. | | |

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| |  |  |  | | --- | --- | --- | | |  |  | | --- | --- | | |  | | --- | | *Adams West Homeowners Association*  *Minutes from June 2021 meeting*      *Meeting called to order at 7pm on June 22nd, 2021 at Tom Van Simaeys house*    *Attending: President - Peter Edelstein, Treasurer - Cindy Lapanowski ,*  *Secretary - Tom Van Simaeys, Christine Bennett, Andrea Potok, Gautam Gupta, and George Williamson*    *Minutes approved from May 2021 meeting*    *Treasurer Report*    *• Ending checking balance of $77,497.04 as of end of May 2021.*    *• There are 4 homeowners that haven’t paid their dues from 2020. Second notice letters have been delivered.*    *Committee Reports*    *• Social Committee- We are looking for a social committee chairperson. They would be asked to coordinate our December outing each year and communicate with the board on a regular basis*    *• Beautification Committee- Christine has been working with Courtyard Stone to finalize the Saratoga entrance design. This project is scheduled to be done in the fall. The bees on and around the play set have been removed. The street sign at the corner of Burlington and Salem has been damaged. It will be replaced in the near future. A request for a sprinkler system on Snowden court was discussed as well as the poor condition of the road. The road repair is the responsibility of the City.*      *• Welcome Committee- Andrea will continue to welcome new residents as they move in.*    *• Communications Committee- The directory has been mailed out to all residents.*    *• Social Media- Kaden Roumayah continues to update our website and Facebook. He will be leaving for Grand Valley State University in August.*      *Miscellaneous Topics*    *• Reminder to all residents to clean any grass clippings from the road.*  *• George Williamson got a quote for removing fallen trees from Crowne Point Park for $14,780. The fallen trees are preventing water from properly flowing. We will need to obtain all permits.*  *• A reminder to dog owner to keep dogs on a leash and clean up after them.*  *• The road barricade has been removed on Albany Ct. by Rochester Hills.*  *• The next meeting has been scheduled for September 15th, 2021 at 7pm.*  *• Enjoy your summer!*    *Meeting adjourned at 8:00 pm*  *Adams West Homeowners Association*   *Minutes from September 2021 meeting* | | | | |  |  | | --- | --- | | |  | | --- | | Meeting called to order at 7pm on September 2nd, 2021 (Zoom)    **Attending**: President Peter Edelstein , Treasurer Blake Schochet, Treasurer Cindy Lapanowski, Secretary Tom Van Simaeys, Christine Bennett, Andrea Potok, Gautam Gupta, and George Williamson    Minutes approved from August 2021 meeting      **Treasurer Report**   * Ending checking balance $66,906.21 as of end of July. On budget as planned.      * 2020 annual dues- 233 of 248 dues have been collected. Blake and Tom will work on collecting the remaining dues.      * Cindy Lapanowski has volunteered to take over the treasurer role that has been vacated. Blake and Cindy have started the transition. The HOA has purchased a laptop computer to store documents related to the treasurer duties. This will help with a smooth transition. Thank you to Cindy and Blake for your service.       **Committee Reports**     * **Social Committee**- Planning for the holiday party in December was discussed. Concerns over Covid-19 will guide the decision to have or not to have the event. Blake will reach out to Santa to see if his services are available. * **Beautification Committee**- No firm date on start date for Burlington entrance improvements. * **Welcome Committee**- There are four active listings and four sold. * **Communications Committee**- The email list for the directory will be uploaded to the new laptop. Notice will be sent out regarding the annual meeting. This meeting will be held via Zoom on Saturday, November 7th at 4pm. An invite will be sent out ahead of time. HOA board positions will also be announced for those that would like to be considered in this year’s elections. There will be more information to follow regarding this process.       **Miscellaneous Topics**   * The playground is open for use. * Reminder to clean up after your pets while walking in the neighborhood. * Reminder to clean up grass clippings from streets. * Adams West HOA Board contacts:   + President- Peter Edelstein: 586-823-3688 [pedelstein@comcast.net](mailto:pedelstein@comcast.net)   + Secretary- Tom Van Simaeys: 586-651-1968 [tvansimaeys@comcast.net](mailto:tvansimaeys@comcast.net)   + Treasurer- Cindy Lapanowski: 480-332-3717 [tclap@lapperlures.com](mailto:tclap@lapperlures.com)   + Beautification- Christine Bennet: 248-941-0387[celejb@yahoo.com](mailto:celejb@yahoo.com)   + Member at large- Andrea Potok: 248-421-1171 [alpotok@att.net](mailto:alpotok@att.net)   + Member at Large- Gautam Gupta: 732-397-1612 [guatamjg@hotmail.com](mailto:guatamjg@hotmail.com) * The next meeting is scheduled for October 7th at 7pm via Zoom.     Meeting adjourned at 7:45pm | | | | |
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| |  |  | | --- | --- | | |  | | --- | | ***Adams West Homeowners Association*** | | |
| |  |  | | --- | --- | | |  | | --- | | **Minutes from October 2021 meeting**      Meeting called to order at 7pm on October 6th, 2021 via Zoom    **Attending**: President Peter Edelstein, Treasurer Cindy Lapanowski , Secretary Tom Van Simaeys, Christine Bennett, Andrea Potok, Sherly Mary-Joy, and George Williamson    Minutes approved from September 2021 meeting      **Treasurer Report**   * Ending checking balance of $35,947.57 as of end of September. * There will be a small increase of 5% for 2021 annual dues. New dues will be $210 per year * There are 3 homeowners that haven’t paid their dues from 2020.       **Committee Reports**     * **Social Committee**- Gautum is planning the Christmas event for December 4th. Time and location to be announced in the near future      * **Beautification Committee**- The improvements to the Saratoga entrance are complete. The dredging project in Crowne Point Park has been complete. Thank you to Christine and George for handling these projects.      * **Welcome Committee**- Andrea will continue to welcome new residents as they move in.      * **Communications Committee**- We will be announcing the annual meeting on all social media platforms as well as sending emails.      * **Social Media-**No report       **Miscellaneous Topics**     * Reminder to all residents to clean any grass clippings from the road. * A reminder to dog owner to keep dogs on a leash and clean up after them. * The next monthly meeting will be on January 4th at 7pm via zoom. * Adams West will follow the City of Rochester Hills Guidelines for Halloween. This will be from 6p-8p on October 31st, 2021. * **Mark your calendar for the Adams West Annual Meeting being held on November 9th at 7pm. The meeting will be held in the Van Hoosen Middle School library. Your attendance is encouraged and appreciated. Come see what we have to offer, the work that has been done, and find out ways to become involved with our HOA.**     Meeting adjourned at 8:00 pm | | |

Adams West HOA Annual Homeowners Meeting

November 9, 2021

Van Hoosen Middle School Media Center

The meeting began at 7:10pm with Peter Edelstein, HOA President, introducing the board. There were 18 residents in attendance, as well as 5 board members (Peter Edelstein, Andrea Potok, Christine Bennett, Gautam Gupta and Sherly Mary Joy).

Peter began with an overview of Rochester Hills.

* 7.5% growth since last census
* Ages 65+ increased 31.9%
* Median age of city increased from 40 to 42.2 years
* Commercial vacancy rate is 5%, pre-covid it was 4%
* Unemployment in RH is 2.3%, 4.7% statewide and 5.2% nationally in October
* City spent $13 million on local street repairs – Peter encouraged residents to be a “squeaky wheel” with the city regarding road repairs. We thank Sally MacBeth of Snowden Ct for her persistence with the City over her concerns about her court. It was replaced last month. Also of note, the HOA does not have any “pull” with the City over which residential streets get repaired. We encourage all homeowners to contact the City directly.
* Winter Maintenance – the City is fully staffed as of now, so they do not expect a driver shortage or delays in snow plowing.
* City has an interactive plow tracker: <http://rochesterhills.plowtracker.com/>
* Two levels of snow removal: under 4” of snow- neighborhoods are plowed M-F 7-3:30, over 4” – neighborhoods are plowed on a 7 day a week basis.
* Please clear snow from around the fire hydrants!

Treasurer’s Report – given by Peter in Cindy’s absence

* $210 next year’s annual dues amount. Increase due to increased maintenance costs
* Several big expenditures this year: Saratoga entrance upgrades & Crown Point Park dredging and lawn repairs
* Cash balance on hand is lower at the end of this year due to needing to replenish the $10K reserve drain fund. The HOA owns the storm drains that run under the properties and is responsible for repair if they stop working. If the City was to maintain, they would have to seek a millage increase for every homeowner. The City has contracted with a company to spot check the “health” of these drains. They will notify if problem is found or suspected.

Beautification Report – given by Christine

* Saratoga entrance finally got its makeover!
* Crown Point Park waterflow issues were resolved with dredging. Damaged lawns were repaired.
* Looking forward: need to address some water flow issues in Monticello park, last of courts (Salem, Burlington and Annchester) to be evaluated for landscape renovations

Home Sales

* A dozen homes have sold in the last year.
* One is still pending sale and one is for rent.
* Many sold over asking price!

Social

* Still need a dedicated social chair, but thanks to Gautam for helping chair Santa event this year.
* Santa Visit in Monticello Park, Dec. 4, 3-5 pm. Letters to Santa, Horse/ Pony rides and cider and donuts will be provided.
* Attendees are asked to bring an new item for Neighborhood House. Suggestions include unwrapped toys for ages 2-18 or Hoodies (always a big ask) for ages 2-18.

Board elections were held and all current members were voted back in for another year.

Rep. Mark Tisdale did not attend the meeting but did leave a voice mail saying he was tied up in Lansing and apologized for not being there.

Meeting adjourned 8:15pm