Heritage Hills Homeowners Association

2026 Meeting Agenda

Location: ZOOM MEETING

Tuesday, August 11, 2026

7:00PM-8:00PM

NOTICE: This meeting may be audio recorded.

1. 7:00PM - Roll Call / Opening Comments (Joe B.)

- Joe babcock, Megan collins, Jennifer Spreng, Chris Shim, Jodie Dressler

a. Opening comments by President

b. Motion to approve this agenda:

- All approved

2. 7:10PM - Financials (Chris S. and Joe B.)

a. Review Financials

- Chris: $212,637 is the current cash on hand at DFCU
- Misc is mostly Amazon expenses without detail on my end. Supplies are hardware store purchases (2025 was mostly fixing sprinkler heads as they were never winterized at the end of 2024), printing costs, etc.
- Joe is getting Chris receipts and statements needed to close books from 2025 and Reconcile financials for 2026 so far. Budget to be reviewed once this is completed. ● Upon completion a special meeting will be held to review and vote upon as soon as possible.

True green: Didn't get check and needs to get a direct over the phone payment

b. Dues Collection Update

c: VOTE: Officially set budget 2026.

- Unable to vote due to financials not being reconciled.

3. 7:35PM – ACTION ITEMS

a. Walking Paths – Getting New Bids to resurface entire HHHA path system with asphalt rather than using Michigan Foundations, due to the need for full replacement rather than only ½ mile as previously approved. All the utility trucks and equipment have further damaged current. (Joe)

b. **Bridge – Park 1** – Michigan Foundation & Concrete.

- (Jenny will be coordinating with John owner of company)

c. Bridge – Park 2 – Bridge was finished in 2025, but the water main break caused debris build-up at the bridge which is being addressed.

d. **Bridge – Park 4** – Michigan Foundation & Concrete (Joe and Jenny)

- Jenny to get the bridge's bid updated from John, handling day to day communication.
- Joe to show Jenny the areas.

e. Get bids for improved drainage near path in Park 3, near Spring Hill

- Getting bids - Jenny
- Joe to inform Jenny on companies to research to point her in the right direction.

Amendment (8/17/2026) Michael Bridges assigned to getting bids for drainage.

f. Plant trees/shrubs in island on Quaker Way, Stonegate, Westwood Ct., Squire Ln, and Westwood Rd.

- Getting bids - Jodie

g. Clean up scrubby evergreens on berm between Squire Ln and Drake. Cut lower branches, remove suckers and weeds so lawn people can maintain with mowers and whips. Momentum Tree Service to do this work.

h. Playground Mulch and Borders (Joe)

Parks 2 and 3 need the balance of mulch that was ordered finally delivered. Will ask for volunteers to help spread the mulch, like in the past. 50 more yds to be delivered 8/12.
Park 1 will have some turf removed for level border install.

i. VOTE: We cancelled contract with New Leaf Lawn Service due to resident concerns about their workmanship and follow through. Officially vote to move contract to Fire Guy Lawn Services.

- Vote passes unanimously to switch to fire guy.

j. FIBER and 14 Mile Road closure will affect our HOA for foreseeable future. 14 Mile should be A 2 year project starting in November 2026. AT&T Fiber is currently being installed. 4. 7:45PM – Annual Picnic – Sunday, August 23, 3:00PM-7:00PM.

- Picnic is being postponed due to financials for 2025 not being presented and 2026 not being reconciled, and the budget has not been reviewed or approved for the year. Once financials are reviewed and voted on the picnic will be rescheduled for a September date pending reviews and approval.

5. 7:47PM – Set tentative meeting dates for remainder of 2026

- Meetings are now scheduled for the 3rd Wednesday of each month. At each meeting the board will look ahead to the next meeting date and determine if a reschedule is necessary.

6. 7:55PM - Final Comments or Questions

- There is now a Board Shared google drive to share files and keep templates for future use.
- Template letters for any house doing renovations to make sure they are aware of the by laws and to notify them of HOA rules and guidelines on website.
- HHHA list of responsibilities - each member of the board is to fill out their tab on

the spreadsheet to make better use of each member and their positions. It will also help when new board members are selected.

https://docs.google.com/spreadsheets/d/1GI-WX2O5eaJY73nrAcSUbMqLEPI9_7BNJ31_aCx5ODw/edit?usp=sharing

- New shared board google calendar. This will serve to make each member of the board aware of important dates and due dates. Joe to be adding important dates onto the calendar.
- Facebook group, At&t when will they be done? So the bridges can get kicked off (Jodie volunteered to find out).

7. 8:00PM - Meeting Adjourned

NOTES:

For any questions, please send an email to: HeritageHills48331@gmail.com or text: 248-885.7691

Annual Dues remains $300 for 2026. Please mail or deliver check to address below or pay via our website!

Our Mailing Address: Heritage Hills HOA, 4301 Orchard Lake Road, Suite 180-144, West Bloomfield, MI 48323

Please monitor https://rollingoaks-fh.org for calendar and event updates, copies of agendas and approved meeting minutes,

neighborhood blog, etc. Look in the Heritage Hills tab, especially. Also visit our HOA's and Rolling Oaks' Facebook pages.