Heritage Hills Homeowners Association
2026 Meeting Agenda
Location: ZOOM Meeting
Wednesday, September 16, 2026
7:00PM - 8:00PM

NOTICE: This meeting may be audio recorded.

1. 7:00PM Roll Call/ Opening Comments (Joe B.)
    a. Chris shim, michael bridges, Jodie Dressler, Megan Collins, Jennifer Spreng
    b. Opening comments by President - Proxy by Jodie for Joe
    c. Motion to approve this agenda
        i. All approve
2. 7:10PM - Financials (Chris S. and Joe B.)
    a. Review YTD Financials
        i. Files are located in the shared HOA drive.
    b. Review 2025 Financials
        i. $24,836.35 still outstanding for 2025.
    c. Dues collection update
        i. 2026 Significant amount of dues still uncollected.
        ii. Hiring a bookkeeper to handle dues collections and transferring online payments to the bank. (Megan contacting)
            1. Annual notices
                a. Send out a notice to all houses. Include a disclaimer if you have paid; please disregard. (Jodie, Megan, and Jenny)
                    i. Unless the dues collected list is shared to filter out those that have already paid to not receive a notice.
            2. Late notices
            3. Deposits
            4. Transfers
            5. PO boxes - need a second key made.
                a. The treasurer needs to be added to the PO box
            6. Chris is not available January - April with the tax busy season

iii. Dues

iv. Bills

1. All invoices need to include the President, VP, and Treasurer for the itemized invoice going forward from any services providers or vendors for the HOA via email.

a. The board voted and all approved.

v. Vendors

1. Do we have a list of current vendors that we use? What services do we need fulfilled? (Joe)

d. VOTE: Officially set 2026 budget

i. Vote did not occur. The main concern is the number of dues still outstanding.

3. The meeting for the next HOA has been moved to the 28th of October.

a. All approved.

4. 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)

i. Need update on what companies have been contacted for the bids.

b. Michigan Foundation & Concrete Bid - provided a bid for North Park, Oak Valley, and Westwood bridge replacements and 300 ft of concrete path replacement (North Park to Westgate). Current bid includes one steel culvert per bridge but John recommends two culverts per bridge. (Jenny)

i. Contract received and payment plan. Jodie updated that the contract was signed and the first payment was going out to John Finnegan at MI foundations.

1. Jenny has contacted John to include the recommended 2 culverts and need the updated pricing for the additional path costs.

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.

i. How is this being addressed?

d. Get bids for improved drainage near path in Park 3, near Spring Hill (Michael B.)

i. 2 bids

1. Sent them over to Joe to get his expertise and opinion on them.

2. Michael is going to request a 3rd bid and speak to John Finnegan for

recommendations for contractors due to the bids including very different opinions.

ii. Premature concrete that is deteriorating that the city is going to activate the warranty to replace those slabs. Additional roads that need to be reviewed for replacement. (Michael)

e. Plant trees/shrubs in the island on Quaker Way, Stonegate, Westwood Ct., Squire Ln (Jodie)

i. Had the planting plans made up and is working with different landscapers to get a quote. Elevated oaks is looking like a promising new landscaper. (Jodie)

f. 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.

i. Also seeing if Elevated oaks will do this too. (Jodie)

g. Playground Mulch and Borders (Joe)

i. 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.

ii. Park 1 will have some turf removed for level border install.

1. Jodie is going to see if Elevated oaks will spread the mulch and do the borders for these parks. Time is running out for this season (Jodie)

5. 7:45PM – Annual Picnic

a. Canceled - all members agree

b. Moving picnic funds to be designated for being a bookkeeper. Megan has a contact she is reaching out to for hiring. (Megan)

c. Will put together a neighborhood social event committee after operations are cleaned up.

6. 7:50PM – Meetings are scheduled for the 3rd Wednesday of every month. The next meeting will be Wednesday, October 21, 2026 at 7pm.

a. The next meeting is moved to October 28th 2026 at 7pm on zoom.

7. 7:50PM - Final Comments or Questions

8. 8:00PM - Meeting Adjourned

NOTES:

- Need a new website - Wish list item.
- Take a walk to all of the different parks. To review the different parks to plan what needs

to be done for the construction season. To be done in April. This is added to the calendar for our HOA meeting in April.

- Reimbursement form needs to be made - (Chris to make it)

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

Annual Dues remains $300 for 2025. 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.