



[Meeting Recording 1-23-2025](#) Video transcript can be searched for easy reference.

Board Email: [HHABoard@googlegroups.com](mailto:HHABoard@googlegroups.com)

Heritage Hills Homeowners Association  
January 2025 Meeting Agenda  
Location: Forest Elementary School's Media Center

Thursday, January 23, 2025  
7:00PM~8:00PM

NOTICE: This meeting may be audio recorded.

1. 7:00PM - Roll Call / Opening Comments (Joe B.)
  - a. Opening comments by President
  - b. Motion to approve this agenda
2. 7:05PM – Re-introduction of 2025 Board Members and Roles (Joe.B)
3. 7:08PM – Getting Board Up To Speed (Joe B.)

**a. Standard dues check collection and deposits**

Terms to talk about standard process with dues and deposits.

Pick up checks, then deposit them. Chris to take checks to bank. Joe picks up mail then gives to Chris. If the treasurer is unable to take to DFCU, then the president will help deposit the checks

until the treasurer is able to deposit. If president is unavailable to pick up the mail, treasurer will help.

Possible stripe account and pass transaction fee to residents to use the system as an additional payment option. Send email and Facebook notification that a digital payment option is available.

To set up stripe account - JOE

Motion to setup and vote passed

#### **b. Dues Collection for Past Due – and updates**

2023: dues collection is complete/closed

2024: 11 people remain past due. They have individually agreed upon dates for payment.

Delinquent payers need to have a signed contract indicating they recognize they are overdue and a mutually agreed upon date they will become current.

Past due process:

Electronic notification and initial letter to remind them, without late fee

Second reminder letter via US Mail, now with late fee

Contract between person and board, if arrangements need to be made.

Collections if necessary.

Claim: Neighborhood directory out of date. Joe says directors have contact info for all residents.

Motion to send out a mailing to collect updated resident contact information, and to share HOA and neighborhood information, including website URL and community communication.

Send out mailings and have a notification sent out digitally

We can verify ownership on city records.

VOTE for formal US Mail to residents to verify ownership, email and phone. Omit board members. Vote passes unanimously.

#### **c. Identify contracts that need renewal/quotes for 2025 and beyond**

Trugreen 1% increase. They let us save if we pay a year in advance. They do a good job - motion: to renew with Trugreen - passes

I. Fertilization/Feed/Pest Control of commons and entrances

i. Incumbent is TruGreen - VOTE passed for new contract with TruGreen

II. Landscaping of Entrances - Get bids for vote at March Meeting

i. Incumbent is Fire Guy

- ii. Need two additional bids. Ryan Kurrle has specs

III. True Property Service - Contract valid through 2028.

**d. Items we need taken care of by City of FH (for M. Bridges to help)**

- Cracks in concrete and some things are pitted. No salt on new roads for 2 years.
- No solicitation sign needs to be replaced on Hunters Whip.
- Trees that have died along Drake and on Farmington Rd. need to be removed and replaced.
- Electrical feed to Carriage Hill has a surging issue. Needs to be fixed.
- Creek in park 1 and park 2 need clean up from water main break. - we need this in writing from the city to respond formally. Write a letter and get a response from the city and county. Talk with Eric Gould to discuss the background re: the city and creeks.
- Send a list to Mike Bridges to help the city get the ball rolling to avoid going to court.
- Park 2 dislodged concrete storm drain culvert needs to be replaced. The city has stated that it is not their responsibility to fix. Need this to be put in writing by the city.
- Flooding occurring on the Spring Hill

**e. Directory Update – Digital, plus Board Vote on Hard Copy Options or Necessity**

Sponsor to pay for the directory - Real estate broker

Publish directory with residents' names and contains contact information.

Carol Boji from Remax Classic Realtors

**\*\*People can opt in or opt out of being included in the directory.**

**f. Meeting Frequency**

- I. Proposal: January, March, May, June, July, October, early Dec. -Vote Passed

**4. 7:35PM – Initial Task & Must Do List for 2025 (Joe B.)**

**a. Walking Path Replacement – To begin Spring 2025**

- I. All of Park 4
- II. Most of Park 3

**b. Bridge Replacement**

- I. Park 1 – LaFontaine (kick off)
- II. Park 4 – Michigan Foundation, Concrete & Waterproofing (kick off)

**c. Tree Work**

- I. Remove Willow in Park 2 as advised on 8/30/2024
- II. Plant trees/shrubs in island on Quaker Way
- III. Westwood, quakerway, stone gate and northpark.
  - Review if tree work needed all other islands
- IV. More preventive cutting, particularly in Park 1
- V. Plant more shade trees in Park 2 and perhaps in Park 3

VI. Board to decide how much \$ to budget in 2025 for non-emergency tree work.

Budget \$17,000

d. Order Playground Mulch from Main's Landscape Supply

#### **5. 7:50PM - Comments or Questions**

Clean Creeks. How much to clean? Companies to consider? Need to get bids. Causing most problems Carriage hill and oak valley.

a. Are there any new items to add to our standard budget? We will vote to approve budget at March meeting.

#### **6. 8:00PM - Meeting Adjourned**

#### **NOTES:**

The website needs to be updated with minutes and heritage hills financials.

Add board names and information.

Financials behind password protected site

Digital directory

Add stripe payment option to website.

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

Annual Dues remains \$300 for 2025. Please mail or deliver check to address below or contact us for arrangements.

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 approved meeting minutes, neighborhood blog, etc. Look in the Heritage Hills tab, especially.