

Oak Pointe Villas Association

Board of Directors Meeting

January 10, 2011

1:35 p.m.

Attendees: Susan Cope, Ron Jones, Steve Yardley, Kal Ribianszky, Pat Siegel, Anne Cornille

I. **Call to Order:** Meeting called to order at 1:35 p.m.

II. **Approval of Minutes:** Minutes of November 14th, 2010 approved

III. **Home-Owner concerns: Fertilizer for the Villas**

More information on Fertilization for the Villas and thanks to Ron Jones & Tom Schall for the info

IV. **Open Issues:**

- Communications / Water Tower – the issue is still open no new updates
- Tree stumps – 5245 Moret Ct. stumps are in the commons area and will be removed, the stump at 5198 Versailles is on private property. The removal of the stumps will cost under \$500.00.

V. **New Business:**

- Budget for 2011 – 2012 was approved. The total budget is 129,760
 - The board voted to increase the Villas monthly dues by \$5.00
- The contracts for current vendors that maintain the ponds, lawns, snow and fertilizer were approved.
- Reserve funding – end of the year deposit was all but \$2500.00 due to taxes.

VI. **Committee Reports:**

- Boat Committee – none
- OPCA – none
- Social Committee

We had updates on the 4th of July Celebration from Pat Siegel and Anne Cornille. Support for the celebration was 89% from the Villas, Glen Eagles was 52%, Pine Eagles had 16 homeowners and Manners committed \$850 for the event. The Marina Assoc. met with Ace Piro Co. for safety concerns around the event and all their questions were answered to their satisfaction. All but 2 members of the 12 panel board were in favor of the activity on the 4th of July.

1. The yearly billing from OPCA sent out by Kramer Triad will contain the fireworks committee's newsletter and sponsorship forms for monetary support. These will be sent out in February.
2. The fireworks will be launched off of a platform in the lake.

3. Jon Cheshire was approached to chair the food venues; these are to include Gus's Pizza, Burroughs's Tavern, and the Club.

VII. Adjournment:

- Next meeting is TBD
- Meeting ended at 4:30 p.m.

From: Ron Jones

I believe this may be the better of all explanations (see below) to the fertilization issue and in my opinion, should be given to anyone asking about the process. As you all may know, Tom Schall has for years maintained golf courses (to include Oak Pointe & currently at Oakland Hills) and has vast knowledge of the fertilization process.

From: Tom Schall [tomschall11@gmail.com]

The cost of maintenance for the retention ponds and how lawn fertilizing relates to them is a concern of ours. I have a few concerns about the lawn fertilizing and would like a few questions answered and would also like to make few suggestions.

- The use of nitrogen is also an element that should be of concern around the retention ponds.
- Fertility is measured in pounds per 1000 square feet. Do you know how many pounds of nitrogen (per 1000 square feet) will be applied per application and seasonal total?
- Perhaps soil samples can be tested so that only the necessary elements are being applied.
- Will the fertilizer be in granular or liquid form?
- Will any of the nitrogen be slow released?
- Applications should be timed to avoid thunderstorms so as to avoid washing fertilizer into the ponds.
- Will other applications be made; pre-emergence herbicide, broad leaf herbicide, or insecticides?
- Perhaps a reduced amount of fertilizer can be used with a drop spreader around the ponds, which will help prevent the throwing of fertilizer into the ponds by a rotary spreader.

Thanks for the attention you give this matter; I know you have been working hard to get our ponds healthy.

From: Ron Jones

I would like for you to address the questions Tom has below by clicking "Reply All" so all of us have the answers. I know some of these have been asked and answered previously but with

Tom's background (not sure of the title Tom but I believe it is head supervisor of Oakland University Golf Course?) I want him to be updated so he can advise the association along with your firm on the proper procedures.

Thank you in advance for your co-operation.

On Wed, Jan 19, 2011 at 11:57 AM, Steve Searl <steve@backtonaturellc.com> wrote:

Hello to all,

We at Back to Nature never apply more than five pounds per thousand square in a single growing season. Our spring and fall applications will be in the 3/4 pound per thousand range. summer apps will be more in the 1/2 pound per thousand range. This all changes slightly based on weather conditions.

Soil samples could be helpful. Although with the soil conditions we are working with the recommendations will most likely not favor the ponds.

We will be doing two crab grass application's with dimension crab grass control one will be granular one will be liquid.

We will be doing two broadleaf weed control treatments. These will both be liquid.

The remaining treatments will be dry granular fertilizer with 30% to 50% slow release depending on the weather.

The grub control that we use is merit.

We will do our best to avoid thunder storms but the Brighton area seems to be hit by pop up thunderstorms very often.

Back to Nature doesn't use any drop spreaders do to the problems that occur with stripping. We will be very cautious will applying around the ponds.

From: Tom Schall

Many times when explaining the amount of fertilizer being used, the standard is to refer to it in the amount of actual nitrogen per thousand square feet. This should not be confused with the amount of total fertilizer per thousand square feet. I think the estimated amount of nitrogen that Steve is planning to apply is appropriate for our lawns. And I am sure Steve will adjust the program depending on the lawns growth rate and weather.

Blowing/sweeping any granular fertilizer/pesticide back on to the lawns will reduce the inputs to the ponds through the storm drains. And it will show the residents the proactive stewardship of Back to Nature.

OAK POINTE JULY 4TH CELEBRATION
Sunday July 3, 2011

Sponsorship Opportunities

There is no better way to join communities together than through celebration. The Oak Pointe Communities are seeking to come together on one of the most patriotic days of the year, "The 4th of July". The 4th of July Committee envisions a day of families and neighbors coming together, remembering our Great Independence Day, with a grand finale of fireworks.

In order to make this event a reality, additional fund raising is necessary. Pledges (\$4,000 +) have already come in to spur this event along. In addition to some fund raising events planned by the committee, they are also seeking corporate or personal contributions.

The pledge of your contribution would be instrumental in helping to unite our communities in this grand celebration. The Committee hopes to give our sponsors some advertisement in appreciation for their contribution. The success of this event is only possible if we meet our \$20,000 goal. We are hoping that your pledge support will move this event to a reality.



Levels of Support:

Gold Sponsors \$2000

Silver Sponsors \$1000

Diamond Sponsors \$500

Emerald Sponsors \$250

Ruby Sponsors \$100

Bronze Sponsors \$50

Friends of the Fireworks \$10 - \$45



*The Program Committee is exploring ways to acknowledge sponsors and donations .



OAK POINTE JULY 4TH CELEBRATION

Sunday July 3, 2011

Sponsorship Registration/Information

Sponsor's Name _____

Company Name _____

Address _____

Phone Number _____

E-Mail _____

Level of Sponsorship _____

Method of Payment

() Cash Amount: \$ _____

() Check* Check Number _____

***Make checks payable to Oak Pointe July 4th Festival**

Please send all sponsorship correspondence to

Jerry Poissant

4462 Quebec Lane Brighton, MI 48116

(810) 588-6022

jerry@quebeclane.com