

2025 Tottenham HOA Board Milestones

Financial Stewardship & Cost Savings

- Avoided hiring a professional HOA management company; proposals received ranged from \$1,200–\$1,500 per month (approx. \$14,400–\$18,000 annually).
- Volunteer labor and self-management saved an estimated \$15,000–\$20,000 in detention pond services.
- Landscaping, irrigation, and infrastructure work done by homeowner volunteers saved an estimated \$5,000+.
- Tree trimming to ensure sidewalk pedestrian clearance and other common areas done by volunteers, a savings of at least \$2,000.
- Flower/shrub installation at front entrance by volunteers: \$2,000

Budget & Accounting

- Operated within the approved 2025 budget while prioritizing roads, sidewalks, and stormwater systems.
- Continued streamlined accounting and financial oversight.

Road Maintenance

- Three bids obtained; S&J Asphalt selected.
- Pothole repair completed in May.
- Rubberized crack filling completed in July by S&J Asphalt Paving.

Sidewalk Repairs & Township Advocacy

- Coordinated with Canton Township (Erika Hidalgo) to identify responsibility areas.
- Township-owned sidewalks marked with red paint for repair.
- HOA-owned trip hazards shaved and final repairs scheduled with Precision Concrete Cutting.

Storm Drains & Infrastructure

- Developed drainage and pond schematic with township engineering.
- Advocated for repairs to the sinkhole under Lilley Road.
- Wayne County and media contacted to seek action.
- Retaining wall repair at Campbell Ct. Pond completed Oct. 30.

Detention Pond Maintenance

- Contracted Michigan Lake & Pond; first treatment June 13.
- Seven total treatments approved through Fall.
- Substantial improvement in algae and water levels.
- Wildlife monitoring after duckling incident during treatment.

- Pond retaining wall repairs done by volunteers.
- Pond basin organic matter cleanout slated for Fall/Winter.

Volunteer Pond Cleanup

- Major pond landscaping cleanups at Tall Oak, Campbell Ct., and Lilley Road ponds.
- Volunteer labor saved \$15,000–\$20,000 vs. contractor fees.

Irrigation & Landscaping

- Front entrance irrigation pipe repaired by Orion and volunteers.
- Broken heads replaced, sod installed and hand watered.
- Entrance landscaping completed Sept. 9.
- Dead boxwoods removed; trees trimmed and fertilized.
- Cul-de-sac islands mulched, trimmed, and added to maintenance plan.
- Tree trimming budget: \$4,000; Spears contracted for common areas.

Policy & Compliance

- Bylaws and Master Deed under major rewrite; validation targeted for September.
- Worked with Hirzel Law; responses received Nov. 20.
- Developed and enforced rental lease requirements.
- Passed motion to eliminate installment payment plans to reduce volunteer burden.
- New Homeowner Welcome Packet created.

Volunteer Contributions

- Landscape work, irrigation repair, pond cleanup, wall repairs.
- Mailing of 80+ compliance letters by Terri and Sarah.
- Holiday lights installed Nov. 15 by four volunteers (90 minutes, zero cost, a savings of \$2,500 to HOA).
- Large volunteer workdays Nov. 11 and Nov. 22.

Estimated Savings Summary

- Avoided management company: \$14,400–\$18,000
- Pond cleanup by volunteers: \$15,000–\$20,000
- Landscaping, irrigation, repairs, mailings by volunteers: \$5,000+
- Tree trimming by volunteers: \$2,000
- Flower installation \$2,000
- Pond retaining wall repairs by volunteers: \$1,600
- Detention pond outlet drain pipe unclogging done by volunteers: \$2,500
- Volunteer holiday lights installation: \$2,500
- Estimated total savings: **\$45,000 ~ \$53,600** for 2025.
- **This is a savings of \$555 ~ \$661 per household!!!**