

2024 Tottenham HOA Board Milestones

Financial Growth: The HOA earned approximately \$3,600 in interest from a Certificate of Deposit and opened a new CD with around \$100,000, ensuring our funds work harder for the community.

Dues Collection: 100% of homeowners are now up-to-date on their dues.

Budget Development: A 2024 budget guided spending and Board activities throughout the year. The 2025 budget, approved to address long-term infrastructure needs, includes a dues increase to cover road replacement costs (based on inflation-adjusted 2024 estimates) and essential detention pond maintenance.

Governing Documents Update: Partnered with Hertz Law to review and update the HOA's Governing Documents to ensure compliance with Michigan law. Homeowners will vote on the proposed changes at the April 2025 meeting.

Road Study: Spalding DeDecker Engineering conducted a Road Replacement Study and provided updated pricing information.

Road Maintenance: Completed a major road maintenance project in spring, addressing potholes and significant asphalt cracks.

Detention Ponds Assessment: Engaged with experts to evaluate required maintenance, expected costs, and functionality of detention ponds. The HOA owns and monitors these ponds to ensure they operate effectively.

Entrance Wall Repairs: Inspected and repaired the front entrance walls in early fall, including waterproofing to extend their lifespan.

Landscaping Improvements: Replaced planting areas at the north and south entrance sections with sod for cost and time efficiency, while retaining flowers in select areas of the entrance.

Sidewalk Assessment and Repairs: Evaluated sidewalk flags for damage and safety risks. HOA-responsible flags were repaired by Precision Concrete Cutting in November. Canton Township will address their flagged areas in 2025.

Safety Enhancements: Installed a new stop sign at Graham Court and posted speed limit signs at Whiteheart Blvd/Tall Oak/Campbell Court to improve traffic safety.

Stormwater Inspection: Used mobile cameras to assess the condition of drainage lines on Campbell Court leading to the detention ponds.

Infrastructure Planning: Developed a comprehensive 5-, 10-, and 20-year plan for maintaining roads, sidewalks, and ponds.

Beautification Committee: Established a committee to implement cost-effective, low-maintenance landscaping plans. Volunteers cleaned cul-de-sac beds, planted flowers, and laid sod.

Election Committee: Formed to ensure election integrity and encourage homeowner participation.

Accounting Improvements: Transitioned HOA accounting to QuickBooks Online, including historical income and expense summaries, to streamline Board transitions and facilitate annual audits.

Holiday Lights: Secured holiday lights through a vendor, with volunteer homeowners handling installation, saving the HOA \$2,500.

Volunteer Contributions: A BIG thank you to Board-sponsored volunteer efforts saved the association approximately \$10,000:

- Tree trimming behind front walls for wall repairs (\$1,000)
- Irrigation system repairs (\$1,000)
- Electrical work at entrance walls (\$1,000)
- Beautification Committee's cleanup and planting efforts (\$3,000)
- Spring cleanup by volunteers (\$1,000)
- Sinkhole repair along Lilley Road (\$1,000)
- Installation of stop and speed limit signs (\$2,000)