

**This Newsletter was sent via email to the 302 homeowners who provided us their email address.
Please send your email to: dunbartonpines@outlook.com to save postage and handling costs!!**

Dunbarton Pines Homeowner:

We are sending our April Newsletter via Broadcast eMail to more quickly reach you and to save on mailing expenses. You may want to advise fellow homeowners who may not receive the Newsletter that it is likely we do not have their email on file. Please have them contact dunbartonpines@outlook.com to correct.

This Newsletter covers a “call to action” for volunteers for the Association Board, reviews the current financial condition of the Association, and discusses several topics of interest to homeowners.

CALL TO ACTION

Your current Board is composed of long-time residents who have served multiple years representing Dunbarton Pines homeowners. We have, over the last three years, made requests for volunteers to begin the process of transitioning to new Board membership. So many of the current Board members have served longer than they anticipated – and it is truly time to introduce new membership to the Board. The amount of time required is limited – the Board meets two to three times a year to develop the initial budget for the year, initiate annual dues billing and process the election for new Board members, and conduct an end-of-year review with the newly elected Board. Any Board member would be glad to discuss their responsibilities at your convenience. Please send an email to dunbartonpines@outlook.com to discuss your interest and questions.

FINANCIAL CONDITON

The budget projected for 2022 includes provision for several expenses not in our 2021 plan, including flowers in the fall, a basin cut, and park benches for the main commons area. Even with these additional expenses we are projecting a contribution to reserves. This is an improvement over the projected breakeven for 2021 this time last year. With the addition to reserves, we will be able to plan for cleanup in the main commons woods during the winter of 2023. Year-to-date we show a variance in our landscaping expense, which is primarily the result of the timing of the park bench expense. Please see exhibit at end of this letter for details.

We have experienced good annual dues payments, with only two homeowners withholding their annual dues payments – despite monthly reminders from the Treasurer. We will be initiating liens against the homes of these delinquent owners in the coming month, as provided for in the Association documents.

TOPICS OF INTEREST

FOOD TRUCKS. Last year’s food trucks in our subdivision was a great success, thanks to Dawn Carson. Andrea Torres has volunteered to continue the initiative, taking on scheduling responsibility for food trucks this coming year!! Called “Food Truck Monday”, food trucks will be scheduled for 4:30-7:30 pm on Mondays and will be located on Drocton Court, the same location as last year. Andrea will be scheduling a variety of foods. Once a month, a dessert truck will be scheduled as well! Our thanks to Andrea for her efforts! Please check the website for the up-to-date schedule: [Dunbarton Pines – Your Neighborhood Bites](#)

SUBDIVISION GARAGE SALE. There will be an Association sponsored subdivision garage sale this year. It has been scheduled for Friday, May 13 and Saturday, May 14, from 9:00 am to 4:00 pm. While the Association will advertise the sale, homeowners may wish to separately advertise for large items or extended sale dates. Good locations to advertise include: www.garagesalefinder.com ; www.yardsalesearch.com ; www.garagesaletracker.com ; www.nextdoor.com ; and Craig’s List.

TRAILER AND BOAT RESTRICTIONS. Please remember as you prepare for your summer activities that parking of boats and trailers within the subdivision is prohibited! City of Novi Ordinances separately restrict loading and unloading of such vehicles to 72 hours and does not allow parking of same on streets near residences.

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COMMONS RULES. Please refer to the commons rules posted on our website: [Commons Rules \(dunbartonpinesofnovi.com\)](http://dunbartonpinesofnovi.com) . At no time are motorized vehicles (including All Terrain Vehicles) allowed on the commons areas. The City of Novi specifically prohibits these from use on private property – which includes the commons areas.

FAMILY PETS. At no time should pets be allowed to run free – not all homeowners feel kindly towards man’s best friend! Finally, common courtesy applies should your dog do its business on another homeowner’s lawn – please clean up!

TRASH BINS. As a reminder, trash bins must be stored in an enclosed building or within the rear yard of your property, per City of Novi Ordinances!

The Board wishes all homeowners a great summer – with hopes some of those long-awaited trips can be completed happily and successfully!

Fred Schlemmer, President
 Andy Randall, V.P. Landscaping
 Karen Harris, Treasurer
 Rod Harris, Secretary

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 Why am I receiving this email?

You are receiving this email as a result of having provided your email address to the Dunbarton Pines Homeowners’ Association. If you would prefer having us using a different email address, please send your request to dunbartonpines@outlook.com. As not all homeowners have provided us an email address, please feel free to share this communication with your neighbors (encourage them to provide us their email address!!)

Dunbarton Pines Homeowners' Association
Income Statement
 As of 3/31/2022

Income	Year to Date			2022
	Actual	Budget	Variance	Budget
6010 Dues and Other Receipts	\$64,410.00	\$64,410.00	\$0.00	\$64,790.00
6200 Interest Income	\$5.93	\$0.00	\$5.93	\$0.00
Dues and Receipts Total	\$64,415.93	\$64,410.00	\$5.93	\$64,790.00
Expense	Year to Date			Yearly
	Actual	Budget	Variance	
7010 Landscaping	\$7,517.54	\$5,880.00	(\$1,637.54)	\$42,126.00
8010 Fees and Insurance	\$50.29	\$47.00	(\$3.29)	\$3,145.00
8020 Water	\$0.00	\$0.00	\$0.00	\$2,849.00
8030 Electric	\$408.23	\$527.00	\$118.77	\$1,227.00
8040 Communications	\$0.00	\$33.00	\$33.00	\$977.00
8050 Enterprise Software	\$1,113.00	\$1,113.00	\$0.00	\$4,452.00
Expenses Total	\$9,089.06	\$7,600.00	(\$1,489.06)	\$54,776.00
Contribution to Reserves	\$55,326.87	\$56,810.00	(\$1,483.13)	\$10,014.00
Reserves Year-End 2021	<u>26,965.51</u>			
Cash in Bank	<u>\$82,292.38</u>			