



DUNBARTON PINES



Homeowner Association Newsletter April, 2018

President's Message

Rod Harris

Hopefully by the time you read this, our weather has taken on more of the feel of a warming spring rather than a lingering winter! During the winter months your Board has been busy qualifying potential vendors and selecting a finalist to manage our landscaping maintenance and improvements next year. See more on the results in Andy's Landscaping Maintenance and Improvements section. Andy discusses our plans for next year including cul-de-sac improvements and commons area path access.

We are financially strong and have the wherewithal to maintain our improved cul-de-sacs, revamp our remaining cul-de-sacs, and maintain a reserve for those unpredictable summer storms! Karen discusses our financial condition and budget for this coming year in her Treasurer's Report section.

Finally, we continue to look for volunteers to assist in performing Board-related activities. These include: preparing content for our newsletter three times a year, processing our newsletter (coordinating printing, collating and labeling, and dropping off at the post office), helping to monitor landscaping activities, and keeping in close contact with the City of Novi. If interested, please let me know at rc.harris@outlook.com !

Subdivision Garage Sale Date Announced!

Fred Schlemmer

The Board has selected the date for the annual subdivision garage sale, and it is slated for Friday and Saturday, May 18 and 19. This is the time to shed some household weight! Hours are 9:00 am to 4:00 pm. Advertising will be handled by the Association.

Summer Fun and Safety in the Subdivision

Fred Schlemmer

With spring on the way (hopefully!) we all look to enjoying the warmer weather and being outside more! Please be on the alert for children playing in your neighborhood – and advise the drivers in your household to drive at or below the 25 mph speed limit. Parents, keep in mind we have major construction underway in the subdivision as the home that was struck by lightning last year is rebuilt. The lot has many dangers for small children and may not always be secure during this period!

DUNBARTON PINES Homeowners' Association

The Dunbarton Pines Homeowners' Association (DPHA) is a non-profit corporation created in 1979 and composed of 341 homes governed by the Declaration of Covenants, Agreements and Restrictions (1979) and Bylaws (1980). These documents are available on the Association website:

<http://www.dunbartonpinesofnovi.com>

The Association has the duty and responsibility to maintain the open spaces, retention ponds, storm sewer system, common areas and entry way monuments for the benefit of the subdivision and the members of the Association. Annual dues are \$170 payable September 1st.

Current DPHA board members:

Rod Harris, President and Secretary. Rod continues the President role this year and is assuming Secretary responsibilities.

rc.harris@outlook.com

Andy Randall, V.P. Landscaping.

Andy continues his 10-some year run on the Board looking out after all things landscaping.

AndyRandall2@aol.com

Karen Harris, Treasurer. Karen reprises her role as Treasurer, having served on the Board several years ago.

ks.harris@yahoo.com

Fred Schlemmer, V.P. External Liaison. Fred is in his second year on the Board, and coordinates with the City of Novi and other third-party organizations.

fshlemmer@alcotrans.com

Landscaping Maintenance and Improvements

Andy Randall

We are pleased to announce that we will be retaining Begonia Brothers for our landscaping and maintenance needs this coming year. Begonia Brothers provided a very competitive response to our Request for Proposal (RFP) for the commons areas and cul-de-sacs. As you will recall, we raised our expectations for maintenance and for service of our newly upgraded islands and cul-de-sacs. We also have plans for additional improvements in the upcoming year. We believe Begonia Brothers have the experience, capability and value to address our needs going forward.

Our plan calls for an increase in our landscaping and maintenance costs as we work to complete the upgrades to our remaining cul-de-sacs, address the long-neglected commons area pathways, and maintain our newly grassed cul-de-sacs. We also anticipate an increase in tree and brush trimming and removal for our commons areas as these areas mature and potentially encroach on homeowner properties.

Many of you may have seen the improvements we made last year to four cul-de-sacs: Alton, Eaton, Exeter, and Louvert. These improvements included removing landscaping rocks and replacing them with grass. Our plans are to begin addressing the remaining five this year, which would include: Courtview Trail (two islands), Drocton, Dunbarton Court, and Plaisance. At the beginning of last year we had two cul-de-sacs which already had grass instead of rocks.

This year, in addition to improving the looks of the islands and cul-de-sacs with grass, we also plan on making upgrades to plant life in the cul-de-sacs and entryways (adding flowers, replacing bushes and/or trees).

Finally, a reminder about the street work performed by the City of Novi before the recent snowfalls! This is part of their ongoing maintenance and improvement effort. These small projects are managed by the City and prioritized based upon a road rating they use for residential roads across the City boundaries.

Novi City Ordinances - Reminder

Fred Schlemmer

Maintaining your yard. Common courtesy and pride in your yard should apply when maintaining your property. All homeowners should maintain their lawns and property in manner that is in keeping with good aesthetics. The City of Novi code requires lawns and weeds to less than 8 inches at high. Homeowners are encouraged to follow the city's guidelines and keep lawns cut to the 8 inch requirement.

Pets. The City of Novi code is no more than 3 dogs and 3 cats per household. Pets should be properly controlled while on public property (meaning while walking your dog on the streets in the subdivision). Common courtesy also applies here should your dog do its business on your neighbor's lawn – please clean it up!

Update from Novi Police

Rachel Meier

With the sunshine and warmer temps to come please think about your driving because as it gets nicer out and we put our windows down, we tend to be less cautious than we were with the snow. Also, we have had some suspicious vehicles in neighborhoods recently. Please be mindful and watchful of vehicles driving in your subdivisions. We have had had an issue with mail thefts as well. A good way to help prevent that is not to leave outgoing mail in your box and making sure you get your mail everyday so that it does not sit in the box overnight.

Neighborhood Babysitting Co-op

Nikki VanDis

The babysitting co-op is a group of 20 mothers who share caregiver responsibilities to Dunbarton Pines, Royal Crown, Autumn Park and Barclay Estates neighbors. The Co-op is geared to provide daytime care for children ranging in age from newborn through kindergarten. Call Nikki VanDis @ 248.790.7894 or email nvandis@hotmail.com for more information.

Treasurer's Report

Karen Harris

Hello neighbors. It has been a long winter and spring is hopefully just around the corner. I'm happy to report that collections for the 2017-2018 dues period are 99% collected in full. Two homeowners still owe for the current dues period. There are also two homeowners that are in arrears for prior years. Efforts will continue to collect these past due funds. Several other homeowners have paid delinquent dues and are now paid-in-full. Thank you all for your timely payments as it helps to establish the budget for the calendar year and assures we have the funds to continue to make Dunbarton Pines a wonderful place to live.

The good news is Begonia Brothers Landscaping will continue to be the contractor for landscaping and maintenance. We reviewed and requested bids from four landscape companies this past winter to verify that money spent on landscape maintenance is within reason. Begonia Brothers quoted the same amount we have been paying the past 10 years and significantly less than the other companies.

The 2018 Budget has also been approved. Based on last year's actual payments, the water, communications and insurance budget amounts have been increased while the electric and landscaping and maintenance budget amounts have decreased. This year's

budget for landscaping and maintenance includes refurbishing five cul-de-sacs. The plan is also to begin the clearing of walkways and entrances in the common areas. Some have become so overgrown that a lawnmower can no longer access the path. Our reserve amount remains favorable to cover unexpected expenses.

Dues for 2018-19 will remain at \$170. Invoices will be sent late July or early August with a due date of September 1, 2018. To help offset the cost of mailing, I will be e-mailing invoices to those who have an e-mail address on file. Those who requested a paper copy will continue to receive an invoice in the mail. If you prefer a paper invoice, please let me know via e-mail at ks.harris@yahoo.com. Please include your name and street address.

Dunbarton Pines Homeowners Association Statement of Activities and Financial Positional

April 15, 2018

| | 2017 Actuals | 2018 Budget | 2018 YTD |
|---|-----------------|-----------------|-----------------|
| Revenue: | | | |
| Annual Dues - collected 2017 | \$50,925 | | |
| Annual Dues - collected 2017-2018 | | \$57,970 | \$57,630 |
| Other Income (past dues collected) | | 0 | 600 |
| Total Income | \$50,925 | \$57,970 | \$58,230 |
| Expense: | | | |
| Communications | 2,148 | 2,200 | 0 |
| Fees and Insurance | 2,460 | 2,500 | 0 |
| Landscaping Maintenance | 39,497 | 49,000 | 4,334 |
| Office | 212 | 250 | 0 |
| Mailbox Program (no longer valid) | 720 | | |
| Electric | 1,191 | 1,200 | 429 |
| Water | 2,155 | 2,200 | 0 |
| Total Expense | \$48,383 | \$57,350 | \$4,763 |
| Contribution (Reduction) to Reserves | 2,542 | | 53,467 |
| Reserves - Beginning of Year | 25,049 | | 27,591 |
| Reserves at End of Period | \$27,591 | | \$81,058 |
| March 31, 2018 Bank Balance | | | 81,423 |
| Checks outstanding | | | (365) |
| Deposits outstanding | | | 0 |
| Checkbook Balance at End of Period | | | \$81,058 |
| Estimated Reserves at End of Year | | \$28,471 | |

Upcoming Directory Update

Karen Harris

Margie Wells has graciously offered to help with publication and mailing of our association directory. We have updated the directory based on residents as of the end of 2017, and have worked diligently to verify names, addresses, and phone numbers based upon responses to the questionnaire returned with the annual dues

payments. This includes alternate names and whether to list your phone number in the directory. That said, all names found in public records will be included in the directory.

For updates and corrections, contact me at 248-380-3752.

Dunbarton Pines Homeowners' Association

P. O. Box 470

Novi, MI 48376

Dunbarton Pines Homeowners' Association Board Members:

President
Rod Harris
248-380-3752
rc.harris@outlook.com

V.P. Landscaping
Andy Randall
248-347-1094
andyrandall2@aol.com

Treasurer
Karen Harris
248-380-3752
ks.harris@yahoo.com

V.P. External Liaison
Fred Schlemmer
248-347-1736
fschlemmer@alcotrans.com