

Deerfield Park South
Homeowners Association

P.O. Box 381037
Clinton Township, MI 48038
Phone: 586-913-1233
Website: www.dpshoa.org
Email: board@dpshoa.org
Facebook: Deerfield Park South Facebook group

DEERFIELD PARK SOUTH NEWSLETTER

March 2023

Hello Deerfield Park South Homeowners,

It is time again for our Annual Homeowners Association Meeting. We would like to WELCOME all the NEW homeowners to our subdivision! If your name is not correct on your Dues Invoice, please correct it on the attached form when you mail in your payment, so that we may update our records.

THE ANNUAL DUES WILL REMAIN AT \$110.00

The new Board of Directors are excited to meet our neighbors and plan some neighborly events!!

As a reminder: if you are selling your house, please contact the Board in advance to receive a Homeowner Status Letter regarding annual dues. It is mandatory that your title company have the Status Letter before closing. However, please do not contact the Board on the day of your closing! Your closing is scheduled in advance, so please let us know and we can email over a Status Letter in a timely fashion prior to your closing date.

If you have general questions or ideas for the Homeowners Association and want to get to know your neighbors better, please plan to attend the Annual Meeting on **May 18, 2023 at 7:00 PM**. It will be held outdoors in Dunn Ct. Please bring a chair.

If you ever need to contact the Board, please note that email is the preferred method of contact. You can also leave a detailed message with your name and phone number on the answering service or find updated information on the website.

Sincerely,
The Board of Directors:

Janet Cellitti: President, Natalie Mukhtar: Secretary, and Sandra Clarke-Renard:
Treasurer

NOTICE

Deerfield Park South Homeowners Association

ANNUAL MEETING for 2023 will be held on:

**May 18, 2023 from 7-8pm
OUTDOORS in Dunn Court
Bring a chair!**

AGENDA

- | | | |
|------|-------------------------------|-----------|
| I. | Call Meeting to Order | 7:00 |
| II. | Introduction of Board Members | 7:05-7:10 |
| III. | Update from Board | 7:10-7:20 |
| IV. | Budget Review | 7:20-7:30 |
| V. | Open discussion and Questions | 7:30-8:00 |
| VI. | Adjourn Meeting | 8:00 |

FREQUENTLY ASKED QUESTIONS

Why do we have to have an Association?

The Homeowner's Association is required to exist by Michigan State Law. There are subdivisions that have been able to dissolve their Association, however those that have do not have common areas. Being that we own the front entrance property we MUST maintain our Association. This common area is the primary responsibility of the association, along with contractual obligations, budgeting, etc.

Why do we have to have Insurance?

It states directly in our by-laws that we must carry insurance on the front entrance. Also, as volunteers dealing with everyone's money, we have insurance to protect your dues and ourselves.

Is it necessary to budget money for legal fees?

In recent years we have had several homeowners who have refused to pay their yearly dues. It is unfair to the majority of homeowners who do pay their dues, to allow a few to not pay their dues. Every year the number of homeowners failing to pay has increased. For many years, we have had the same few homeowners refuse to pay or pay late. Therefore, we found it necessary to retain legal counsel for collection of past dues and/or place liens on properties. If not paid, we will be handing over those accounts to our lawyer and all fees incurred are the Homeowner's responsibility. Costs are: \$75.00 for a delinquent letter from the lawyer, and all legal fees if a lien is placed on the property. These fees are charged to the homeowner and in addition to the annual dues.

Do we have the rights and power to pursue legal action against those who do not pay?

Yes, we do. The Bylaws provide that among the clearly defined powers, the Board can take collection action and place liens on properties of those who will not pay. This is clearly defined in Section 4.09 of our Declaration of Covenants, Conditions and Restrictions. (Bylaws are available on the DPS HOA)

Deerfield Park South HOA	2022 Budget	2022 Actual	2023 Budget
Banking Charges	\$0	\$0	\$0
MI Association Registration (LARA)	\$20.00	\$20.00	\$20.00
Insurance	\$1600.00	\$1,597.00	\$1,600.00
Tax Preparation	\$100.00	\$0	\$0
Landscape Maintenance/Clean Up	\$2,000.00	\$4,180.00	\$4,000.00
Mowing/Fertilizer:	\$5,000.00	\$3,470.00	\$4,000.00
Sprinklers	\$500.00	\$335.00	\$500.00
Snow Removal	\$4,500.00	\$4,625.00	\$5,000.00
Utilities/Water	\$1,300.00	\$851.56	\$1,000.00
Utilities/Electric	\$300.00	\$277.60	\$300.00
PO Box Yearly Rental	\$232.00	\$232.00	\$250.00
Stamps/Postage	\$150.00	\$116.00	\$150.00
Office Supplies/Printing	\$400.00	\$705.57	\$400.00
Holiday Lighting	\$850.00	\$968.45	\$850.00
Legal Fees	\$750.00	\$255.00	\$750.00
Website Fee	100.00	\$216.30	\$100.00
Landscaping/Tree Care	\$750.00	\$900.00	\$750.00
Telephone	\$0	\$0	\$0
Electrician/Lighting	\$200.00	\$0	\$200.00
Total	\$18,752.00	\$18,749.48	\$19,870.00

174 homes x \$110.00 = \$19,140.00

Please submit this form with your dues payment so we can update our computer database.
Thank you.

NAME _____

ADDRESS _____

PHONE # _____

EMAIL ADDRESS _____

PLEASE REMIT PAYMENT TO:

DEERFIELD PARK SOUTH HOMEOWNERS ASSOCIATION
P.O. BOX 381037
CLINTON TWP, MI 48038

NOMINATING BALLOT

I (we) wish to nominate the following person (s) for election to the Board of Directors

Nominee's Name

Nominee's Signature

If you wish nominate someone before the meeting, please return this Ballot by mail to the Board of Directors before May 18, 2023.

If unable to make meeting, please give proxy to a neighbor or return to Board of Directors before meeting on May 18, 2023.

PROXY

I, _____ of _____ Hereby grant my
(Voting Homeowner) (Address)

proxy to: _____. This proxy is to be executed for the meeting scheduled for _____. The proxy carries with it the full right to the proxy holder to cast his/her vote as he/she sees fit.

(Signature of Voting Homeowner)

(Date)