

Deerfield Park South Homeowners Association Annual Meeting Minutes

Location: Dunn Ct

Date: Thursday, May 18, 2023

Time: 7:00 pm

Board Member Attendees: Janet Cellitti (President), Sandra Clarke-Renard (Treasurer), Natalie Mukhtar (Secretary)

Total Attendees: 13

Budget Review: The DPS HOA budget just covers our necessary expenses. We basically spend almost the same amount of what we should collect from dues, as is shown in the Annual Newsletter.

- **2022 Budget = \$18,752.00 and 2022 Actual Spend = 18,749.48**
- **2023 Budget = \$19,870.00**
- Most of the budget goes towards **landscaping, mowing, and snow removal**. In addition to regular maintenance landscaping the following was also completed:
 - A tree was cut down on 22 Mile Rd due to disease and was included in last year's budget.
 - A bush was removed at the entrance.
- **Dues:**
 - We currently have 36 homeowners out of 174 who have not paid their 2023/2024 dues.
 - Out of those 36 homeowners 7 have also not paid their 2022/2023 dues yet.
 - Collection letters will be sent to homeowners with 2 years of unpaid dues, which will include an additional fee of \$75. This fee is paid to lawyers up front by the HOA and reimbursed by the homeowners when the dues are paid.
 - The **DPS HOA dues of \$110 per year** are quite reasonable for this area. Please be sure to pay, as it is needed to cover basic maintenance of our sub.
 - Summerfield Dues: \$225.00 per year for over 300 houses
 - Brittany Parc Dues: \$768.00 per year
 - Cornerstone Dues: \$650.00 per year

HOA Board

- Remember the Board is a team of unpaid volunteers. The last board was in office for about 20 years.
- We currently have an **open seat on the Board**, and we encourage homeowners to volunteer for this seat and/or future open seats. Article VII of the By-Laws dictate at least 3 people must be on the Board (with one holding 2 positions at a time if 4 are not selected). Positions include President, VP, Secretary, Treasurer.

- There are no terms specified for officers other than until successor appointed, resignation, or removal.
- If we do not have consistent volunteers for these positions, we will have to hire a Property Management Company, which can be quite costly (around \$9,000 a year) and raise annual dues significantly. DPS HOA briefly had a property management company, and it did not work out well and was removed.

The following topics include Homeowners Questions and Feedback gathered over the past year as well as during the meeting:

- **Holiday lights for DPS:**
 - A fellow DPS Homeowners does the work to set up, remove, maintain, and store our holiday lights. The HOA pays \$700.00 for this service + additional costs for replacement or extra materials as needed. Due to an inquiry about the holiday lights, the Board reached out to other nearby subs to get an idea of the costs for their holiday lights.
 - Summerfield pays \$4,500.00, and their annual dues are \$225.00/year for over 300 houses.
- **Neighborhood Policing**
 - The **Board does not have policing rights** over homeowners' concerns about neighborhood blight and aesthetics (such as "junk" cars parked in the street, yards not being kept up, garbage in yards, etc.).
 - The By-Laws and Covenants clearly state that the **Board is responsible for the common areas**, which includes the maintenance of:
 - Property on 22 Mile Road
 - The berms on DPS Drive
 - Paying for the electricity for the streetlights (our sub is the only one in this square mile with streetlights)
 - If you notice a streetlight out or damaged anyone can call DTE to report it to be fixed. You can note the pole number of if that is not visible, provide the nearest address.
 - Removing snow and salting as needed
 - Any homeowner can call the township numbers below to report such concerns.
 - **Macomb Township Ordinance: 586-992-0710**
 - **Macomb City Sheriff: 586-469-5151**
- **Yard Fencing**
 - Prior to the Board, an **Architectural Committee was convened by the developer** to address open questions about fencing. This Committee set the DPS HOA **Guidelines for fencing to include:**
 - **Aluminum and black vinyl cyclone fencing only.** Privacy fencing is NOT included or allowed per the DPS HOA guidelines.
 - If there is a desire to change the fencing guidelines or any other DPS HOA guidelines, a special meeting on the topic would need to

be held, with votes constituting at least 65% of the total votes of all HOA members, (this would require at least 113 HOA members to participate in the vote)

- **Sheds**
 - Sheds must be permanent and adhere to Macomb Township code.
- **Cars:**
 - Make sure to lock your cars at night. Some kids play pranks and try to break in and steal.
- **Food Trucks**
 - Summerfield and Brittany Parc have food trucks throughout the summer and have invited all subs to enjoy them. They post signs with dates and info at their entrances.