

Deerfield Park South Homeowners Association Annual Meeting Minutes

Location: Dunn Ct

Date: Thursday, May 16, 2024

Time: 7:00 pm

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

Total Attendees: 17

Updates from the Board

- Remember the Board is a team of unpaid volunteers. We are currently 1 member short and have an **open seat on the Board**. As a result, we are looking into **Property Management** options to help support Board responsibilities. The following questions and points were raised on the property management topic during the Annual Meeting.
 - The Board has identified [JBC Property Management](#) as an option to evaluate, based on recommendations from neighboring subdivisions.
 - The DPS HOA would still need to maintain active board members in addition to utilizing the services of a property management company.
 - The property management company would be engaged to take over invoicing and possibly other tasks. Invoicing is currently the most demanding and time-consuming task for the board. In addition, the software to manage invoices has a costly annual fee.
 - DPS HOA dues are estimated to increase to about \$150 a year from the current \$110 a year, by adding the support of a property management company. Please note that the possible dues increase is only an ESTIMATE. The Board will meet with JBC to gather more information and will follow up with confirmed details.
 - DPS HOA may be able to take advantage of shared service discounts by using the same property management company as neighboring subs.
 - All homeowners in attendance approved of the plan to move forward in evaluating a property management company and possibly signing a multi-year contract with a selected property management company. More details to come.
- **Water Box Delay**
 - Irrigation meter installation delayed until further notice due to Great Lakes Water Authority (GLWA) Project Delay. Because of this delay, Macomb Township will be delaying the installation of irrigation meters for subdivision entrances. Read more details in the [DPW Water Box Delay Notice](#).
- **Drain/Storm System**

- HOAs are responsible for the cost of storm systems repairs. Each HOA has an option to find a repair service directly or request the Macomb Township Department of Public Works (DPW) to handle the repair. If the DPW completes the repair, an administrative fee will apply on top of repair rate and result in a higher cost to the HOA.
 - If the DPW gets notified of a storm system issue from a resident, they will notify the HOA
 - If the DPW deems a repair an emergency (health/safety issue), the DPW will repair it immediately and bill the HOA
 - Be sure to monitor detention basins and yard catch basins near your home and report any issues or concerns. Keep free of leaves and debris to allow for proper drainage.
 - Forest Villa drain was reported to be in bad shape as there are grass clippings blocking it. It was recommended that a sign be put up to make sure residents know to keep the drain free.
- **Macomb Township Water Restrictions Reminder:**
 - Please remember the township water restrictions effective between May 15 and October 15. Automatic lawn and/or landscaping irrigation is prohibited between the hours of 5:00 a.m. and 11:00 p.m. Eastern Standard Time (6:00 a.m. to 12:00 a.m. Eastern Daylight Time). More details can be found in the Macomb Township [ORDINANCE NO. 242](#)
- **DPS Subdivision Garage Sale**
 - Our subdivision wide garage sale is scheduled from Thursday June 6 – Saturday June 8. Both Summerfield and Cornerstone are having garage sales the same dates so, there should be good traffic for your sales.

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.

- **2023 Budget = \$19,952.00 and 2023 Actual Spend = 17,260.72**
- **2024 Budget = \$19,970.00**
- Most of the budget goes towards **landscaping, mowing, and snow removal.**
- **Dues:**
 - 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.
 - 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.

Open Discussion and Questions:

- **RV & Boat Parking:** As summer activities are picking up, remember that there are Macomb Township restrictions to parking RVs and Boats on your property and on the street.
 - Pursuant to Section 20.0338 of the Macomb Township Ordinances: No recreational boats or recreational vehicles such as, but not limited to, motor homes, cycles, off road type vehicles, ski-doods, wave runners, sleds, airplanes or gliders, or trailer or vehicles for carrying said boats and recreational vehicles, shall be permitted to be parked or stored in a private or public residential driveway for more than twenty-four (24) hours.
- **Blight Issues:** If you identify blight issues in our neighborhood, you can call and report them directly to Macomb County, especially if the blight is a health risk
- **Township Appraisal:** You should have received a notification letter from the Macomb Township Assessing Department about a reappraisal of properties in our subdivision, to confirm the accuracy of the township records for tax purposes. The appraisers are visiting homes and may ask a few simple questions about your home and take exterior measurements. Although you can probably expect increased taxes as result of the appraisals, the township can only raise taxes by a certain percentage per year.
- **PayPal Down**
 - The DPS PayPal service is currently down due to updated access restrictions and we are not able to accept electronic payments at this time. We do not have an estimate on when it will be restored.
 - Venmo was recommended as another option for electronic payments. The board would need to look into this option for more details.
- **Street light outages**
 - If you notice streetlights are out, you can call and report to DTE to fix. You may need to provide the number listed on the streetlight post and/or the closest address to the streetlight in your report.