



# Trotters Pointe

Homeowners Association  
P.O. Box 71  
South Lyon, MI 48178  
www.trotterspointe.net

June 10, 2024

Dear Neighbors & Co-Owners,

This letter is to inform you that BRIDEN Management has terminated their services with Trotters Pointe HOA effective May 31<sup>st</sup>, 2024. This decision was made unilaterally by BRIDEN and the Board had no choice but to accept the decision after BRIDEN declined various concessions and opportunities to renegotiate the contract.

While we can speculate endlessly as to why BRIDEN chose to terminate the contract, we know that BRIDEN increased the number of their managed subs from 18 to 23 last year alone and that BRIDEN manages **Saddle Creek** for only \$6,600 while TPHOA has been paying \$22,200 per year since 2012. Trotters Pointe was by far their largest sub with 340 units and BRIDEN has managed it since August 2009 (they've managed Saddle Creek for 4-5 years). We also know that Dennis Nagy of BRIDEN is a one-man operation (with no employees).

The Board is currently in the process of vetting other property management companies to find the best management company that can meet the needs of Trotters Pointe for the lowest possible cost.

In the meantime, we've completed the transition from BRIDEN Management and are currently a self-managed association, no different than **Carriage Trace**, which is across Pontiac Trail behind Rite-Aid, has been for the past 20 years.

Please understand that the Association is not a governmental entity and thus has limited authority and responsibility. Per the Bylaws, the Association's primary responsibility is the maintenance and upkeep of the Commons Areas and the enforcement of the Bylaws along with the Rules & Regulations, both of which can be found on the Trotters Pointe website at <https://trotterspointe.net>. Please note that the streets are the responsibility of the City of South Lyon, and are therefore not a Commons Area/Element.

Additionally, while healthy online conversations are encouraged, it is Board policy not to respond or reply on Facebook or emails regarding matters related to the overall or general operations of the Association. Requests for the Association to address individual issues within the scope of the Association's responsibility, such as (damaged) Commons Elements, exterior alteration requests and rules violations should be addressed to the Board at [TrottersPointe@Gmail.com](mailto:TrottersPointe@Gmail.com). We remind everyone that "personal or vindictive threats/attacks/harassment as well as profane, defamatory, offensive or violent language, graphic or disturbing photos, videos and other media will not be tolerated" and that violation of this policy using the Trotters Pointe Facebook page to sow discourse within the community is cause for immediate suspension or permanent banning without notice.

We would like to add that Board members are not hired or compensated but instead *volunteer* their time & services. While the Association would love to provide additional services, the 2024 \$400 assessment can stretch only so far in simply maintaining our aging subdivision and Board members have a limited amount personal time they can dedicate. FYI, assessments had been \$300 for approx. 25 years with **94% inflation** since (16% alone since November 2022 when the 2023 budget was established).

Please note that the Board will make the appropriate announcement once a contract with a new management company has been secured.

Thank you for your patience & understanding while we seek out a new management company during this transitory time.

TPHOA Board of Directors

Jim Hamade, President

Tom Brodeur, Vice-President