



Trotters Pointe

Homeowners Association

P.O. Box 71

South Lyon, MI 48178

www.trotterspointe.net

2023 Sub Improvements and Key Expenditures

** Please *fill out* information on payment coupons especially emails to update our records **

- Pond Treatments increased to 12 applications.
- Volunteers removed numerous logs and debris from pond.
- Volunteers removed unsightly & hazardous brush debris pile past pond in park woods & installed “No Dumping” signs.
- Volunteers worked tirelessly to prune back overgrown trees, bushes & vegetation along park walking path as well as 11-Mile sidewalk, and phragmites/cattails along 11-Mile & Gallop Lane boardwalks (5+ feet on each side, 12+ feet overhead).
- Volunteers removed numerous wild mulberry trees & weeds growing thru builder & sub-planted trees and playground area.
- Removed considerable amount of sick & dead trees along 11-Mile and in park.
- Removed evergreen trees encroaching onto sidewalk at Equestrian park entrance, thereby opening sight lines and increasing park entry/exit safety.
- Removed trees along pond, whose roots were causing damage to path, and brush around overlooks thereby opening up fishing opportunities.
- Removed 30 tree stumps along 11-Mile & in park from current and past tree removals.
- Removed trees that fell onto park path, Gallop Lane boardwalk & other sub areas from August 24th storm.
- Installed Gallop Lane boardwalk temporary safety rail to prevent pedestrian traffic going to unsafe damaged area of boardwalk (until a permanent solution is implemented). Boardwalk was damaged by trees that fell from Lombardo’s Sterling Trail property in the August 24th storm.
- Got Lombardo to pay for Gallop Lane boardwalk damage caused by their trees. Lombardo has also agreed to pay for boardwalk repairs from tree damage.
- Daylilies installed on Shetland Entrance to replace dead bushes.
- Repaired park gazebo safety rails after vandalism damage. Gazebo steps & rail caps to be rebuilt / repaired in 2024.
- New Trotters Pointe flag purchased for entrance flag poles. Purchasing new Tennis Court net in 2024.
- Switching Equestrian & Shetland entrances in 2024 from flower *annuals* to *perennials* so the HOA doesn’t have to expend as much funds on flowers every year.
- Negotiated a privacy screen tree line & slightly vinyl fence with Lombardo for the new Sterling Trail sub they’re building.
- Replaced deteriorating top rail caps of 2 overlooks at park with composite - will last for years!
- Purchased 2 commercial grade picnic tables that are placed at the park.
- Updated website with numerous documents & information including some original site plans & official Master Deed & Bylaws registered with the Oakland County Clerk.
- Authorized funding for website hosting (website currently hosted at no cost by unknown entity, thereby putting website at risk of loss).

2023 Sub Improvements and Key Expenditures

(continued)

- BOD more active than in more recent years (7 meetings in 2023).
- Adopted Intuit Quickbooks Online (QBO) for more accurate accounting & bookkeeping.
- Hired accountant to load 2022 & 2023 books into QBO.
- Contracted a CPA to perform audit of 2022 books to comply with Michigan law MCL 559.15(2) requiring annual audits. 2023 books will also be audited. Audits in progress.
- Synchronized budget with fiscal year to comply with Cash Basis accounting standards.
- Formalized & standardized HOA financial reports.
- Adopted formal meeting procedures based on Robert's Rules of Order as a fallback measure, although meetings are still conducted on an informal basis.
- Meeting minutes are more thorough & accurate in the event needed for litigation.
- Authorized 1st ever Reserve Fund study to make sure HOA is putting away sufficient funds for major repairs (eg. 11-Mile Boardwalk, park paths, overlooks, etc).
- Obtained estimates to redo & replace 11-Mile & park entrance trees & landscaping, as well as repave park walking path asphalt.
- Working to reduce garbage cans and misc. items stored outside of home-against Bylaws.
- Street lights belong to the city. If out please go to dteenergy.com and report it.
- Lawsuits filed on past due homeowners.
- *Social Committee had several successful events with more planned this year!*
- Phragmites & cattails in front of boardwalk along 11-Mile cut down for the winter making it safer for kids to walk to school and cuts down on boardwalk vandalism.
- Garbage along 11 Mile road and throughout the community routinely picked up.
- Boat, trailer and camper violations are down due to increased monitoring in the community, BRIDEN issuing violation warnings and help from the South Lyon Ordinance Officer, both issuing fines if need be.
- Homeowners continue investing in their properties by doing home improvements.
- Delinquency rate continues to be well below industry average.
- Budget well under control and now have an adequate reserve.
- HOA dues still the same as 20-years ago! 😊

Future projects (may) include...

- Purchase new Tennis Court net in 2024.
- Plant *perennials* at Equestrian & Shetland entrances.
- Gazebo steps & rail caps to be rebuilt/repared in 2024.
- Shore-up eroding pond shore along park path next to 1st bridge closest to Equestrian.
- Move website to reliable hosting service.
- Audit 2023 bookkeeping records.
- Working with city to replace dead or missing boulevard trees.
- Continued 11-Mile tree removal/replacement & pruning of thinning island trees.
- Replacement or re-design of small beds on some of the islands (bushes are old & thin).
- Electrical to park tennis court & pond overlooks (useful for events like annual HOA picnic).

We are always looking for ways to improve the community if you have any suggestions, please let us know!

For repairs or concerns, please call/email BRIDEN Management *INSTEAD* of reporting on Facebook!