



Trotter's Pointe

Homeowners Association

P.O. Box 71

South Lyon, MI 48178

Sub Improvements and Key Expenditures

- ◆ Changed lawn service companies – paying the same price but better service.
- ◆ Mulched entire subdivision, including along 11 Mile Road which had not been completed in several years and was in great need.
- ◆ Sidewalks installed on 3 sides of vacant lots, making for safer walking for residents and cleaner presence.
- ◆ Installed 500 feet of drain tile along sidewalk on 11 Mile. Eliminated standing water and dangerous ice conditions. Safer and cleaner.
- ◆ Added a $\frac{3}{4}$ HP pond areator with 4 membranes to large pond. Will increase oxygen to the pond thereby decreasing winter fish kill. Will also make pond healthier and cut down on the need for chemical treatments. Hopefully will decrease floating green algae occurrence.
- ◆ Replaced the motor on Large Pond Fountain
- ◆ Cleared out approx. 100 feet along pond shoreline, installed 10 yards of mulch and 4 new river birch trees.
- ◆ Purchased sign holders to be installed around ponds to hold the warning notices from pond treatment company. Will look neater and less damage to the trees.
- ◆ Worked with Oakland County Drain Commissioner and City of South Lyon to hire a drainage engineer to assess the pond flooding concerns on Corral and stagnate water associated with Shetland ponds. Had a professional survey completed to assess the drainage elevations. Reports concluded that all drainage systems were correct. Missing board in weir was replaced, hopefully will increase large pond water retention and increase water flow thru stagnate areas.
- ◆ Met with an excavator who concluded ponds do not need to be dredged at this time. Sediment levels still low. Engineer concurred.
- ◆ Retaining walls at Corral pond to be addressed next year after monitoring water levels in that area.
- ◆ Boat, trailer and camper violations are down due to increased BOD monitoring in the community, Briden issuing violation warnings and help from the South Lyon Ordinance Officer.
- ◆ Fragmites at Equestrian entrance cut way back to improve the visibility of residents on sidewalks for incoming cars as well as those pulling out of sub.
- ◆ Trail of Terror a huge success thanks to many volunteers even though they had competition from the World Series and football games that night. Let's make next year even better!
- ◆ Ideas for next spring may include further work on asphalt paths and a new tennis court net/posts.
- ◆ Budget well under control and now have a large reserve.
- ◆ Delinquency rate is at an all-time low.

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