



**FORESTER  
SQUARE**  
AT AUBURN VILLAGE

***Annual HOA Community Meeting***  
***June 6, 2018***

# Agenda

1. CALL TO ORDER:
  - A. Proof of Quorum
  - B. Proof of Notice
2. INTRODUCTION OF DIRECTORS AND MANAGEMENT REPRESENTATIVES
3. APPROVE 2017 ANNUAL MEETING MINUTES
4. PRESIDENTS REPORT
  - A. Review Website
  - B. Review Past, Current & Future Projects
5. VOTING REQUIREMENTS/ELECTION
  - A. Voting Requirements
  - B. Call for Nominations from the floor
  - C. Close of Nominations
  - D. Introduction of Candidates
  - E. Call for Election Inspectors
  - F. Casting of Votes
7. CO-OWNER QUESTIONS AND CONCERNS
8. ELECTION RESULTS
9. ADJOURNMENT

# Current Board Members

- President: Eric Cionka (up for re-election)
- Vice President: Vacant (Kathy Giffels moved and resigned)
- Treasurer: Eric Fornasiero
- Secretary: Mary Isrow
- Director: Lucia Gordon-Swims (up for re-election)
- Director: Mike Vanhorn (up for re-election)
- Director: Bob Waltenspiel (up for re-election)

# 5 Openings to be on Board

- Eric Cionka - President (**Running**)
- Vacant - Vice President (**Vacant**)
- Lucia Gordon-Swims – Director (**Running**)
- Bob Waltenspiel – Director (**Running**)
- Mike Vanhorn – Director (**Running**)

# Approval of 2017 Minutes

# Download NextDoor Phone App

## (Currently 128 users / 35% of homes)

**This app is utilized to communicate with your neighbors and keep you up to speed on things happening around the community. After you download the app go to the neighborhoods setting and deselect all neighborhoods except for Forester Square.**

- Request a baby sitter
- Sell an item from your home (furniture, electronics, clothes)
- Advertise a service (flowers, cleaning)
- See the upcoming community parties
- Ask about a preferred contractor
- Ask a question about the neighborhood
- Receive Community Alerts
  - Community Party Reminders
  - Power Outages
  - Upcoming Construction

# Property Management Company (AMI)

## Account Manager: Jim Dafoe

- What is a Property Management Company?
  - A company that handles all the day-to-day activities that are centered around the community. They hire other companies to do such things as landscaping, snow removal, maintenance around the community and so on. The board of directors make the decisions and the property management company fulfills them.
  - The board makes the decisions and the property manager carries those decisions through.

# Building of Homes (Construction Update)

- There were 2 builders (Vesta & Trowbridge) hired to build homes in Forester Square. Only Vesta is currently building. Trowbridge owns 6 additional lots (2 built on). Trowbridge will start building again by the end of 2018.
- Expect 3 years for construction to finish (2021)
- Alleyway will be made between Beverly & Jotham (green house on the corner)



# Website Introduction & Review

[www.foresterssquareofauburnhills.com](http://www.foresterssquareofauburnhills.com)

# 2016/2017 Notable Accomplishments

1. Landscaped entire community (mulch, replaced dead shrubs, new flowers, pop up drain pipes, new sod...)
  1. Pond area (added paver patio and sitting wall)
  2. Lights added to mail box area by pond
2. Building #4 (white building) was completely rehabbed
3. Light poles around community were upgraded to LED lights
4. Dog poop stations installed around community
5. Replaced TVs in fitness center with flat screen tvs
6. Replaced TV in great room with 70inch flat screen tv
7. Added TV to meeting room
8. Added white board to meeting room
9. Painted entire clubhouse and upgraded to led recessed lighting
10. Common areas are now being mowed more then once a month
11. Concrete slab replaced at 211 Amy's walk
12. Installed security cameras in clubhouse
13. Key fob system has been upgraded (both pool gates work, outdoor bathrooms work and do not have t push green button to leave clubhouse)
14. New waste baskets installed inside clubhouse

# 2016/2017 Notable Accomplishments (continued)

15. Burnt out pool lights have been replaced
16. Forester Square Website has been launched [www.foresterssquareofauburnhills.com](http://www.foresterssquareofauburnhills.com)
17. Updated reserve study conducted
18. New street signs installed around community
19. Roofs on all attached buildings have been inspected and fixed where needed
20. Recumbent bike added to fitness center
21. Pool opened May 1<sup>st</sup> will close at end of September
22. Replaced several rotten boards below front doors on building 3
23. Roofs inspected and fixed on all attached buildings

# 2017/2018 Notable Accomplishments

1. Building 1 Renovated (new paint, composite steps, composite ramp, new porch lights, boards replaced, new composite fences)
2. Building 18 Renovated (new paint, composite steps, composite ramp, new porch lights, boards replaced)
3. Building 10 Renovated (new paint, composite steps, composite ramp, new porch lights, boards replaced, new composite fence, chicken wire installed, bird proofed with boards)
4. Painted black metal railings leading up to front doors buildings 3 & 4
5. Installed new chicken wire in the brownstone building 3927 Forester Blvd to prevent birds from building nests and pooping everywhere. Also power washed the patios in that building to remove all bird droppings.
6. Cleaning Company summer schedule (clean clubhouse weekly in summer bi-weekly in winter)
7. Installed 4 umbrellas with bases in pool area
8. Landscaped entire community (new sod, bushes, plants, mulch...)
9. Installed no parking sign behind 3843 Pierce
10. Community weeding schedule (should be done on regular basis)
11. Sent out community email about Nextdoor App
12. Manicure vacant lots (make signs look better, weeds, garbage, move mounds of dirt, cut lawn)
13. Replaced AC unit in clubhouse
14. Sand in hot tub filter repair
15. Replaced clubhouse and bath house outdoor recessed lights with LED
16. Fire Panel in Building 1 replaced by Cintas
17. Building 9 electrical panel work
18. Rochester Hills is responsible for mowing front entrance (Our lawn company is now cutting the front bi-weekly)
19. Forester Square is responsible for mowing area to the right of the park entrance.
20. White dog running around community (tenants moved)

# 2017/2018 Notable Accomplishments (continued)

21. Purchased 2 new chairs for great room in clubhouse
22. Porch light project (several lights were out on attached buildings)
23. Garage light project (walk the campus twice a year and report all garage lights that are out)
24. Replaced deadbolt in clubhouse with a key activated one (people are leaving deadbolt open all night long...security issue)
25. Christmas lights installed around community
26. Top steps on white building (#4) replaced with composite (rust nail marks were showing through stain)
27. Steps in front of building 9 glued down (safety concern)
28. Created, Reviewed and Approved 2018 budget
29. Building number signs installed on each attached building
30. New front entrance message board sign
31. Clubhouse & units on Amy's Walk had gutters cleaned
32. Brick porch replacement for building 8 on Forester Blvd (phase 1)
33. New Pond Fountain (New Head / Different Design Flow)
34. Crumbling steps on Amy's Walk in front of unit owners home and also broken decorative steps on Forester Blvd (replace 8 decorative bricks)
35. Replaced 2 wooden stairways leading up to building 11 with composite steps (safety concern)
36. Open Pool (first week of May) / Close pool (first week October)
37. Removed dirt mounds in field (Troy Armstrong)
38. Removed dirt mound behind hot tub (Vesta)
39. 2 New community pooper scoopers installed on dog poop stations
40. Installed No Parking sign behind building 4
41. Fix railing 3870 Forester
42. New garbage cans placed in pool area
43. Inspect Roofs on attached buildings (replace shingles, boards, look for damage and holes) (done every September)
44. Building Number Signs put on each attached building

# Projects in Process 2018

1. Install new sod on Eugene's home on Jotham (damaged by snow plow) (corner house)
2. Install bike rack by clubhouse
3. Paint Building 11 new composite steps
4. Crumbling brick cleaned up from flower beds on Forester & Amy's Walk
5. Outside & inside clubhouse windows cleaned
6. No parking sign installed at 3939 Andover (cars parking on both sides of street)
7. Unit Owner Name - work order (wet spot on ceiling)
8. Lights out in pergola area
9. Switch for pergola power sockets not working
10. Unit Owner Name - work order - Fix spigot, add decorative stone to planting area, look at drain between buildings where gravel has washed away.
11. Vesta Follow Up - Pea gravel between homes / bury downspouts / paint basement brick
12. Bent edging in shrub area on Jotham
13. Fix Railing 3874 Forester
14. Replace additional brick paver decorative stones (Amy's Walk & Forester Blvd bldg 9)
15. Unit Owner Name - work order - (Wet Spot on ceiling)
16. Obtain [www.foresterssquare.com](http://www.foresterssquare.com) domain name
17. Remove/Reconfigure Drain Pipe on cement on Amy's Walk (corner unit)
18. Parking lot by park entrance in the back of the community
19. Landscape around community (flowers, grass, bushes, mulch...)
20. Pipe Burst Recovery Plan
21. Update Bylaws

# Past, Current & Future Major Projects

2016	2017	2018
Landscape in front of pond and around mail boxes (\$23k)	Repair additional steps on attached units (Forester Blvd & Amys Walk) (\$150k)	Replace porches and brick paver walls on Forester Blvd (phase 1) (\$100k)
Website up and running (\$1k)	Update outside of clubhouse and pool house building (stain roof & ramp, power wash building, replace outdoor lights with LED...) (\$5k)	Renovate building 10 (paint, lights, bricks, boards...) (\$52k)
Renovate building 4 (paint, lights, bricks, boards...) (\$40k)	Landscaping around entire community (mulch, remove replace dead plants and bushes, weeding schedule, replace dead grass areas) (\$30k)	Landscaping (new sod, mulch, replace dead plants and bushes...) (\$21k)
Paint inside of Clubhouse (\$8k)	New Street Signs for entire community (\$25k)	
Cameras in clubhouse / upgrade key fob system (\$10k)	Renovate building 1 & 18 (paint, lights, bricks, boards...) (\$90k)	

# Past, Current & Future Major Projects

2019	2020	2021
<p>Replace brick paver walls &amp; steps on Forester Blvd building 9 (phase 2) (\$100k)</p>	<p>Replace brick paver walls on Forester Blvd building 9 or 6 or both (phase 3)</p>	<p>Replace porches and brick paver walls on Forester Blvd building 6 (phase 4)</p>
<p>Renovate building 11 (paint, lights, bricks, boards...) (\$50k)</p>	<p>Random Repair work to be done on several attached unit buildings (wood staircase building 2, painting...)</p>	<p>Community play area where current green space is by fountains area (tennis court, volleyball court, basketball court, horseshoes, dog park...)</p>
<p>Landscaping (new sod, mulch, replace dead plants and bushes...) (\$20k)</p>	<p>Landscaping (new sod, mulch, replace dead plants and bushes...)</p>	
<p>Parking lot by fountain or by park entrance? (\$36k or \$11k)</p>	<p>Parking lot by fountain or by park entrance?</p>	



# Community Problems (1 of 4)

- **Garbage**
  - Garbage put out not inside a can
    - Everyone should try to use at least 1 garbage can
    - Can be your own container does not have to be from waste management
    - Color or size of can does not matter
  - Garbage & recycle container are put out the night before garbage night
    - Animals get into it
    - Can get blown away (we live in a wind tunnel)
      - Try and put out garbage & recycle container the day of garbage day
- Brad the handymans crew comes out twice a month to sweep the neighborhood of garbage.
- Help pick up some of the garbage
- Community clean up day???

# Community Problems (2 of 4)

- **Parking (Growing Community)**
  - Garages are used as storage therefore people park on driveway or street
  - People are parking on grass areas
  - Cars are getting hit on the street
  - Hard to have guests over
- Elimination of some no parking areas on street
- Installing a parking lot behind buildings 9 & 10 across from fountain area
- Install parking strip by park entrance

# Community Problems (3 of 4)

- **Dog Poop**
  - Dog poop around the community has decreased in front of homes, common areas, sidewalk, middle of road
  - Continue to use Poop Stations and Bags
    - Looking to drastically increase fines for dog owners who do not pick up their dog poop
  - Have your dog on a leash
- Dog Waste Stations have been installed throughout the community that contain bags and a receptacle to put the bag of poop in.
- Community Pooper Scoopers have been added next to dog waste stations.

# Community Problems (4 of 4)

(Compliance letters will be sent out after this meeting)

- **Uniformity (Attached Units)**
  - Different color door handles than rest of units
  - Different style of door handle than rest of units
  - Different type and color storm door than rest of units
- **Landscaping (Detached Units/Single Family Home)**
  - Front Lawn Care (Mow, Fertilize, Water, Weed...)
  - Trim Hedges/Bushes
  - Remove broken flower pots, dead flowers in pot
- **Maintenance/Repairs (Detached Units/Single Family Home)**
  - Missing & unpainted siding
  - Fence remains intact and painted

# Social Committee

Month	DAY	TIME	EVENT	LOCATION
May 12th	Saturday	5:00-10:00 pm	Cinco De Mayo	Clubhouse
June 16th	Saturday	5:00-10:00 pm	Community BBQ	Clubhouse
July 21st	Thursday	6:30-10:00 pm	Wine & Cheese	Pergola
August 11th	Saturday	5:00-10:00 pm	Community BBQ	Clubhouse
September 22nd	Saturday	5:00-10:00 pm	Oktoberfest	Clubhouse
November 17th	Saturday	5:00-10:00 pm	Chili Cook Off	Clubhouse

Should we move the parties to a weekday....Thursdays???

# Time to Vote

# Financial Review



- Forester Square has a \$549,592 fully funded reserve as of May 15<sup>th</sup>, 2018 (including 5 separate CD's totaling \$521,323)
- Forester Square makes monthly reserve deposits of \$17,506 (\$210,072 annually in 2018)
- Made or in process of \$700,000 in capital improvements (\$170,000 in 2018) in past 36 months
- \$12,209 ahead of budget through May 15, 2018
- Financially sound

# Co-Owners Questions & Concerns



# Election Results

# Meeting is Done!

Thank you for everyone for taking time out of your day to come to the meeting!! 😊