



**FORESTER
SQUARE**
AT AUBURN VILLAGE

Annual HOA Community Meeting
2020

Email: forestersquare@hotmail.com

Website: www.forestersquare.com

Agenda

- Call to Order
- Proof of notice meeting
- Confirmation of Quorum
- Introduction of Current Board
- Voting on Directors
 - If you haven't voted, print ballot and email vote to Shana Barrons sbarrons@amicondos.com by 6:30pm
 - 2 Inspectors (Marcia Larson & Beth Wright)
- Officer Presentations
- Questions & Answers

Current Board Members

- President: Eric Cionka (up for re-election)
- Vice President: Rita Facchini (up for re-election)
- Treasurer: Rob Gladstone (up for re-election)
- Secretary: Elizabeth Gretkierewicz
- Director: Ken Schellenberg (up for re-election)
- Director: Madonna Van Fossen
- Director: Bob Waltenspiel (up for re-election)

Five openings on Board

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, and maintenance around the community and so on.
 - Manage work orders
 - Manage communications/complaints
 - Manage administrative responsibilities (collecting HOA dues, paying bills, banking, working with attorneys, etc.)
 - The HOA Board makes the decisions and the Property Management Company carries out those decisions.

Construction Update: Home Builders

- There are two builders (Vesta & Trowbridge) hired to build homes in Forester Square.
- F&M bought the remaining three lots Trowbridge owned - Two lots on Jotham and one on Andover. The expected construction begin date will be November 2020.
- Vesta will finish their last five lots by the end of November 2020.
- An alleyway was constructed between Beverly & Jotham between the houses currently being built.
- 60 of 63 houses have been built.

Fire Suppression System Update

- There were no Fire Suppression Pipe Breaks this year!
 - Allied Insurance has been our insurance carrier since March 2019
- The Board met with Cintas to inquire about why the breaks were occurring.
 - Discovered glycol was only put in the pipes located in the garage and not in the pipes within the interior of the units.
- The Board had a heat specialist come inspect the pipes in the ceilings of the flooded units where the breaks occurred.
 - They found gaps in insulation which that allowed outside cold air into the cavity between the lower unit ceiling and upper unit floor where the fire suppression pipe runs.
 - Hired Brutell Roofing to install new insulation in all of the brownstone buildings for a cost of \$65,000 This was completed in November 2019.

Past, Current & Future Major Projects

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

Past, Current & Future Major Projects

2019	2020	2021
(\$130k) Replace brick paver walls, steps & porches on Forester Blvd building 9	(\$105K) Replaced brick paver walls and porches on Forester Blvd Building 6	(\$200k) Replace porches and brick paver walls on Forester Blvd Building 9
(\$52k) Renovate building 11 (paint, porch lights, bricks, Boards, fences, steps, ramp...)	(\$159K) Installed pavement on parking area by fountain behind Buildings 9 & 10 and at the end of Andover	(\$25k) Landscaping (seed bare areas, mulch community, replace dead plants and bushes)
(\$5k) Mini Renovation on Building 4 (replaced fences, fixed ramp & painted bottom deck)	(\$25K) Landscaped (seeded bare areas, mulched community, replaced dead plants and bushes, new sod)	(\$30k) Renovate Building 2 (paint, porch lights, bricks, Boards, fences, steps, ramp...)
(\$7k) Landscaped (seeded bare areas, mulched, replaced dead plants and bushes, placed rock garden next to ramp on Building 4 , installed edging)		
(\$65K) Added insulation to all of the Brownstone buildings to prevent pipe breaks in the winter		

**Future project costs are estimates
Projects can change at anytime**

Past, Current & Future Major Projects

2022	2023	2024
(\$200k) Replace brick paver walls, steps & porches on Forester Blvd Building 5	(\$150k) Replace brick paver walls and porches on Amys Walk Buildings	(\$30k) Renovate Building 2 (paint, porch lights, bricks, Boards, fences, steps, ramp...)
(\$15K) Landscaping (seed bare areas, mulch, replace dead plants and bushes)	(\$15k) Landscaping (seed bare areas, mulch, replace dead plants and bushes)	(\$15k) Landscaping (seed bare areas, mulch, replace dead plants and bushes)
		Start building back up the reserve account (next major project is the attached roofs 2030)

Future project costs are estimates
Projects can change at anytime

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. Established a recurring cleaning 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. Established a recurring community weeding schedule
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. Fixed 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

2018/2019 Notable Accomplishments

1. Updated Community Database - Community Members info (Obtain email addresses & phone numbers)
2. Installed wireless thermostats in clubhouse
3. New outdoor furniture in pool area
4. Installed edging around pond area flower/plant beds
5. Installed chicken wire in porch area on buildings 1, 4 & 11 (prevent bird nests)
6. Trimmed trees in the middle of forester boulevard (main entrance)
7. New bricks installed around clubhouse back entrance by pool
8. Replaced missing pool tiles
9. Drainpipe elbow missing - building 1
10. Installed signs by Forester Hills to remind them that their dogs must be on a leash and pick up their poop
11. Fixed hot tub gate that was not locking (by rose bushes)
12. Stickered vehicles around community that are parked on the street and never moved
13. Repaired pool lounge chair backs so they do not collapse when people lay back on them
14. New sectional couch in clubhouse
15. Installed security signs by front entrance and around select buildings
16. Pop up drains were cleaned out around the community
17. Removed sewer tarp on Andover Ave to allow for better street drainage
18. Fitness Equipment Repair (2 ellipticals & 1 treadmill)
19. Fill in standing water area on Jotham
20. Repaired loose steps (3888 Forester, 3898 Forester)
21. Grass Seeded area in front of building 8
22. 178 Amy's Walk Missing Drain Cover
23. 178 Amy's Walk swamp between buildings (tie 3 drainpipes together and run the pipe to the sidewalk or towards sewer)
24. 3940 Forester - Missing dryer vent cover

2018/2019 Notable Accomplishments (continued)

25. 3976 Forester - Missing drainpipe (make pop up drain)
26. Side of building 3 pick up trash
27. Clubhouse front decorative steps replaced
28. Drainpipes do not fit into pop up drain (Amy's Walk) (2 of them)
29. Install snow stick markers around community (identify sidewalk, corners, grass...)
30. Missing bricks (building 4)
31. Fix drainpipe on building 8 (disconnected)
32. Put up Christmas lights around community
33. Cintas winter pipe inspection
34. FHA Loan Approval Status (Good until October 2019 then renew)
35. Removed unused mailboxes by open field
36. Put up signs on building utility doors to notify fire department where the Knox Box is located (keys to get into utility closet)
37. Street Cracks Repaired
38. Open Pool (first week of May) close pool (first week of October)
39. Improved community weeding schedule with lawn service company
40. Boulders from open field moved around the community for landscaping
41. Address sign installed in front of clubhouse
42. New sectional couch in clubhouse
43. New treadmill installed in fitness center
44. Cleaned out gutters in building 10 & 11
45. Installed new dog poop station on the side of building 9A
46. Repaired sewer on Andover (huge hold in the blacktop around it)
47. Replaced garage and porch lightbulbs
48. Installed edging around landscaping on building 8
49. Replacing broken dryer vent covers on attached buildings and adding a cage around the vent to prevent birds from building nests in them.
50. Power wash pool area and pergola

2019/2020 Notable Accomplishments

1. Dryer vent inspection and replacement all buildings (birds living in vents)
2. Remove 2 no parking signs on Forester
3. Remove no parking sign in back of community
4. Repair gutter drip to building 18
5. Add cement underneath porches on buildings 2 & 3 where water eroded away the dirt
6. Tie 3 drains together between buildings 12 & 13 (swamp)
7. Meet with Roofing company to discuss freezing of pipes and ventilation in the attic.
8. Move boulders from open field behind building 9 to around community
9. Pipe banging issue 199 Jotham
10. Remove birds' nest in cable box on side of building 6
11. Women's far left toilet is not flushing in bath house
12. Pool gate closest to clubhouse still has a chain around it and needs to be repaired ASAP
13. Post cap broken building 10 (241 Jotham) & loose floorboards building 10
14. Hot tub air circulator not working
15. Sliding Screen Door (non-standard size?)
16. Main entrance forester sign lights replaced and upgraded with led
17. Replace concrete slabs at 3825 Forester and 3867 Andover & In front of pond as well as other Misc. concrete slabs around community
18. Landscaping in front of building 9
19. Install no parking sign - side of building 6
20. Clean Pergola (debris under tables and moss)
21. Remove boulders in field by park entrance
22. Replace Garage Light Bulbs that are out (21)
23. Install pop up drain - side of building 3
24. 178 Amy's Walk – Order new front door and have front 2 steps glued down
25. 3888 Forester – Have middle step glued down
26. Remove broken elliptical from exercise room (middle elliptical)
27. Begin work on 2020 budget (schedule separate meeting to review)
28. FHA Loan Approval status (expires October 2019)

2019/2020 Notable Accomplishments (continued)

29. Trim tree by clubhouse
30. Water fountain at bath house is not working
31. Remove no parking sign behind building 11
32. Repair broken step 3898 Forester
33. Paint New Door (Amy's Walk)
34. Fix drainpipes on porches on Amy's Walk (down spouts are not connected to black drainpipe)
35. Review Building 2 Renovation Quote (Paint Trim, cap windowsills, Rebuild deck & replace all porch lights)
36. Clean out pop up drains around community
37. Put Christmas lights up around community (before Thanksgiving)
38. Fall Cleanup (cut down all grasses)
39. No Parking Sign in Forester Hills
40. Turn on heaters in utility closets
41. Repair Gym equipment (wire broke on weight machine)
42. Install lock on door to exercise room so it will not open anymore
43. Building 9 porch lights not going on
44. Gutter drips on building 2
45. Repair recumbent bike in exercise room
46. Dog poop stations emptied weekly starting in the spring
47. Open Pool May 1, 2020
48. Replace front door at 205 Amy's Walk
49. 3 Street Lights in front of building 9 not working
50. Fix drain pipes on building 6 so that end spout goes into the black tube
51. Install Chicken wire at 3916 Forester and remove bird nests
52. Install new dryer vent at 3916 Forester
53. Fix broken decorative stone block at 3910 Forester
54. Fix loose step at pergola
55. Fix drainpipes on building 1
56. Fix garage light has strobe light effect when on at night 191 Amy's Walk

2019/2020 Notable Accomplishments (continued)

57. Fix loose step 194 Amy's Walk
58. Fix loose step 199 Amy's Walk
59. Install 12-inch sprinkler heads in 3 plant garden areas around pergola
60. Board members landscaped in front of pond area (new shrubs and 1 mini tree)
61. Replaced toner in printer at clubhouse
62. Paint bathhouse window frame / close window
63. Trim back tree on side of building 3
64. Board member removed dog feces from building 10 top deck in front of doorway.
65. Fountain in pond not working
66. Paint trim around new air conditioner on side of building 18
67. Fix drainpipe on bathhouse so that it connects with the pipe that goes to the sewer
68. Fix porch light that has a strobe light effect on Forester building 9A
69. Remove excess concrete from sidewalk in front of building 1
70. Trim down steel bolts sticking out of concrete in front of building 1
71. Weed Amy's Walk (172 Amy's Walk)
72. Alarm is beeping in the building 5 utility closet
73. Urinal in men's bathroom in the bath house is overflowing when flushed
74. Fix loose step at 164 Amy's walk
75. Maturing CD 10/08/2020 (Moved to savings account at Flagstar)
76. Updated site map
77. Updated Reserve study
78. Put up Christmas Lights
79. Parking Lot light bulb replace with lower wattage
80. Move Amy's walk and Beverly street signs
81. Schedule Fall Cleanup (cut down all grasses)
82. 3881 Forester - Brick work on porch needs to be done
83. Recumbent Bike & Weight Machine Repair
84. Building 10 Fence replacement
85. Placed snow sticks throughout the community to limit damage done by snowplows
86. Cintas annual inspection of fire suppression closets
87. Clean out external dryer vents in building 1
88. Flickering ground light in pergola

Financial Review



- Forester Square has a \$372,922 fully funded reserve as of September 30th, 2020
 - Operating Checking: \$5,882
 - Reserve Money Market: \$92,093 This account is for paying Reserve Expenses
 - Reserve CD: \$137,968 @ 2.67% coming due 6/7/21.
 - Reserve Checking: \$139,877 Opened in Oct. This account was established vs renewing the expired CD. This is common practice now with condo communities, in these times of low interest rates (.3%). It frees up the money, with no penalty, if that money is needed in an emergency situation.
- Forester Square makes monthly reserve deposits of \$16,167 (\$194,004 annually)
 - Community must deposit a minimum of 10% of dues into the reserve every year (must have a minimum of \$65,000 in reserve)
 - 95% of community members pay their dues on time
- Escrow Account with City of Auburn Hills \$240,000 (builder gave city \$5,000 for each detached unit built) to be used for future road repairs (will be able to use money after the last 3 houses are built)
- Made \$1,000,000+ in capital improvements to the community since 2016
- Currently on budget through September 30th, 2020
- Financially in good, sound condition
- The reserve account will start to be replenished beginning in 2024 after all of the porches have been replaced on the brownstone buildings. The account will be built back up to \$700K+.
- As of this year and going forward, we are maintaining separate accounts for expenses and reserves that solely benefit/are solely paid by and used for the Attached Units. We will also be maintaining separate accounts for expenses and reserves that benefit both Attached and Detached Units (i.e. Common Expenses) such as road work, snow removal, clubhouse/pool maintenance. We are also reviewing historic income, expense and reserve transactions to confirm how funds/dues collected were allotted to projects/expenses vis-à-vis Attached Unit only items and Common Expense items.
- **No Special Assessments are planned for the future**
- **HOA Dues have not increased past five years**
- Financial order of operations
 - Monthly bills are paid out first (electricity, water, insurance...)
 - Common elements are paid out second (Lawn Cutting, Snow Removal, Pool Maintenance, Landscaping) This helps ensure that Common Items affecting both Attached and Detached Unit owners are always addressed.
 - Only after monthly bills and common elements are paid out can major community projects get done.

Community Transparency

- Website was built for the community
 - Meeting Minutes Posted (Annual meeting presentations posted)
 - Board of Directors
 - Project List Posted
 - HOA Dues
 - Contact information for Board and Property Management Company AMI
 - Budget Posted
 - Bylaws Posted
 - Announcements
 - Social Events Schedule
 - New to the community packet
- Board meetings are typically held on the 2nd Monday of the month at 6pm in the clubhouse. We do not meet in December or June. All community members are welcome to the general session of the meeting. No community member during the time that Eric Cionka has been president has been asked to leave the general session of the meeting.
- Community financials are available to all community members by contacting AMI or the Board directly (no one has been denied this information when requested)
- Community announcements made via NextDoor App, community email blasts or mail
- All questions can be sent to forestersquare@hotmail.com
- If you send a work order or anything to AMI and don't hear back, contact the Board forestersquare@hotmail.com
- Townhall meeting was hosted to listen to community members ideas, feedback and any situations they are having.
- Annual meeting held to showcase progress made in the community and a Q&A session with all unit owners.
- The Board will add a copy of the budget to show actual vs budgeted items on the website. This will be updated quarterly. This information was not on the website before. If you want to see additional items on the website just ask.
- You can request to meet with the Board to discuss ideas or situations. You can reach out to individual Board members to have a cup of coffee and talk things over.

2020 Major Community Projects

- The Board budgeted \$250K for 2 large community projects in 2020 (building 6 porches and 3 parking lots)
 - Original Quote on building 6 porches \$150k – Actual \$105K (Design change was made which decreased the overall cost)
 - Original Quote on 3 parking lots \$100K – Actual \$159K (2 parking lots)
 - Spent \$14K over budget
 - Received a reimbursement check from our insurance company for \$23,000 before the parking lot project started
 - All in with the insurance refund check we spent \$241,000 when we budgeted for \$250,000
- Lots of focus on why the parking lot quote increased but no focus on the porch project quote decreasing.
- The Board has to make tough decisions on what projects to do and when. The argument can always be made you should have done this project over that project or we didn't need something done. Not all community members are going to benefit from the projects done. But we will all benefit from higher property values. The community will always see projects get done and improve the community every year.
- The Board's goal is to maintain but also to improve. We feel this is the best formula to attract new buyers to Forester Square as well as increase property values. If we just maintained the community we would not have the landscaping in front of the pond, dog poop stations, 2 parking lots, landscaping around the mailboxes, a community website, community social events, pool opening May 1 and closing October 31, upgraded clubhouse, wifi in clubhouse and around pool, cable tv in clubhouse, umbrellas and garbage cans in the pool area and a community message Board in front of the community.
- The community votes for the Board and the Board makes all the project decisions on behalf of the community. More detailed information on major projects such as cost and vendor selection will be added to the website.
- The Board is also aware that the base boards on select buildings and the clubhouse that were painted brown are peeling. This paint job was not meant to be a long term fix. It was done to last a few years when the entire building was rehabbed. The long-term fix will be to replace the wood boards with composite boards but that is rather expensive. If we used composite for the entire bottom deck when we rehabbed the buildings, we could only rehab a building every other year instead of every year –thus, the tradeoff.

Why the parking lot quote increased

- The original quote for the parking lot was for a slab of cement with one-way traffic.
- The city requested we do the following in order to obtain permits:
 - 2 lane traffic
 - Add curbs around the entire parking lot
 - Add sidewalks
 - Add streetlamp posts
 - Add landscaping
- These requirements led to a great deal more in material and labor. With monies already having been spent towards lot completion, the Board decided it was still in the Community's best interest to move forward and not waste the initial cash outlay. We are very pleased with the finished result.
- We had the money due to the building 6 porch project quote decreasing and a reimbursement check from our insurance company.

Reserve Study

- The reserve study is a bit of a flawed document. The people who conduct the reserve study do not meet with the Board to discuss what the Board's projects are or the community's needs for the next few years. When we do our next reserve study in 2021 the Board will meet with the people who conduct the reserve study.
- Many of the future items they have listed to do have already been done.
 - Replacing front doors (we have been doing this the past 5 years)
 - Replacing light fixtures (already done on buildings 1, 4, 10, 11, 18, clubhouse, bath house)
 - Painting of buildings
 - Replacing the wooden fences
 - Refurbishing the shutters
 - Exercise equipment replacement
 - Masonry work on brownstone buildings
 - And many others
- We are doing the same work that is listed in the reserve study but at different times of when they tell us to do it and when we think we actually need it. For example the reserve study states we should replace all of the attached buildings gutters from 2021-2026 at a cost of \$145,000. The Board feels the gutters are working therefore we feel this project is not necessary from 2021-2026. Maybe we will replace the gutters when we do the roofs in 10 years.
- The reserve study pieces together projects. As an example they will say paint all of the railings on the attached buildings in 2025. We do a complete building rehab year after year instead of doing small jobs to all the buildings year after year.
- The City of Auburn Hills is providing Forester Square with a check for \$240,000 in the summer of 2021 to be used for road repairs. Therefore, the road repair project on the reserve study is already paid for.
- The reserve study also shows bringing our reserve down to \$288,000 in 2025. Don't be afraid if the reserve fund is low.
- If a building burns down or a roof collapses, we pay \$5,000 (it is an insurance claim)
- If emergency repairs are needed that is not an insurance claim we have the money and we will just have to forgo a large community project for that year.
- The reserve will be built up starting in 2024 after the last three porch replacements are completed. The next major community project will be replacing the attached roofs starting in 2028-2030.
- A copy of the reserve study is on the Forester Square website.

Preferred Vendors

- Board members do meet with each contractor during the proposal process. We own the project, not AMI. This assures that we get what we want instead of hearing it through a third party such as a property management company.
- We have three preferred vendors – one each for building rehab, masonry and landscaping work. We did obtain three proposals for the building rehab contractors and landscaper before we chose a preferred vendor. We utilize this preferred vendor for a few years but then go back out and do a market check again.
- When obtaining three proposals from contractors it could take up to 60 days to get all three proposals back. It could take up to another 90 days to get all project questions answered. By the time a contract is awarded to a bidder, 150 days may have passed. By now it is towards the end of the summer and we are last in the contractor's queue to get the work done. Before you know it, the weather turns, and the project does not get done that year. Community members miss out on having their buildings painted, porches replaced, and community infrastructure strengthened.

Maximizes overall best value to Forester Square.

Preferred vendors deliver the best overall value to the community. We get preferred pricing, financing, scheduling priority, attention to detail and commitment. When the vendor feels more of being a community partner than supplier, we all benefit.

Preferred Vendors Continued

Reduced Risk to community

1. By focusing on just a few selected contractors, you can streamline projects. You can also negotiate advantageous pricing and reduce upfront costs by improving payment terms.
2. A-list vendors typically have a better understanding of your business. They are aware of your expectations and how to fulfill your needs. They communicate honestly when problems arise and don't get hung up on paperwork and bureaucracy. As a result, you can avoid many potential headaches and switching vendors so frequently, especially when something unexpected happens.
3. Maintaining good relationships with your contractors is crucial. Trustworthy contractors can become advocates for our community. They are also highly reliable, which can help keep projects on schedule, resulting in high community member satisfaction. With that said, it's important to review the preferred contractor list regularly and make necessary adjustments or replacements of under-performing partners. The right contractors will be able to adjust to our community as it changes and grows.

Save time in the procurement phase

- Some people actually enjoy time spent comparing vendors to find the best. If you had to do that every time you needed a small or large job completed, you'd wear yourself out. If you've already found a quality contractor that you know, like and trust it's easier to get the jobs completed at a fair price with high quality.

Vendor takes more responsibility

- If there is a warranty issue a few years later and the contractor we hired to do the work has not had another job with us: 1- We are not a priority for the work to get done and 2- There may be arguments over the warranty because the contractor knows he is not getting additional business out of Forester. A contractor that has done several jobs in our community will most likely honor a warranty after the expiration date. Also, they are more willing to come out if adjustments or additional work needs to be done on a project we are not happy with.

Co-Owners Questions & Concerns

Email them to forestersquare@hotmail.com

Election Results

President: Eric Cionka (up for re-election June 2022)

Vice President: Rita Facchini (up for re-election June 2021)

Treasurer: Rob Gladstone (up for re-election June 2022)

Secretary: Elizabeth Gretkierewicz (up for re-election June 2021)

Director: Ken Schellenberg (up for re-election June 2022)

Director: Bob Waltenspiel (up for re-election June 2022)

Director: Madonna Van Hossen (up for re-election June 2021)

Thank you for attending
Meeting Adjourned