

BIRCHFIELD SUBDIVISION HOMEOWNERS' ASSOCIATION

Date: Monday, December 21, 2009

Subject: Dues for 2010 and other important issues

To: All Birchfield Homeowners

From: Birchfield Subdivision Homeowners' Association Board

President	Patrick Koneval	586-254-0242
Vice President	Dean Sboukis	586-731-0838
Treasurer	Rodney Wilson	586-731-1193
Secretary	Julieann Gerds	586-739-5811
Member At Large	Susana Suarez	586-254-5528
Member At Large	Dave Boik	586-580-3898

On September 23, 2009, we had our annual meeting. We had tried two times before, but did not have enough homeowners to make the meeting official. There are 59 families living in our sub and we need 35% (20.65 or 21 families) to make the meeting official. Only twelve homes were represented at this meeting. Therefore, it was not a legal meeting.

Many items were discussed at the meeting. One of them was the budget. **Dues for 2010 will be \$275. (We have a special assessment for the year 2009, which will be \$25.)** In January of this year, you were informed that we would probably have to do a special assessment due to the snow plowing expenses. We also talked about this at our September meeting. If you would like to pay both in one check, please send your payment of **\$300.00** to:

Birchfield Subdivision Homeowners Association
P.O. Box 182334
Shelby Twp MI 48317-2334

by March 1, 2010.

- We have implemented a new phone fan out system, which allows us to call residents at once. We have already tested the system and it worked great. If you did not get a call, please see the website (www.birchfieldsubdivision.com) to register your phone number.
- The board is aware of the home that just recently put up a stone mailbox. According to Article VI, section 3, subsection (d), on page 10 of our by-laws, this mailbox is illegal and **the homeowner was not given permission to put this in.** We did speak to the homeowner and he was very cooperative. He stated that his mailbox has been knocked down at least five times and the last time, it was completely destroyed. The mailbox will be removed to match the rest of the mailboxes in the subdivision.

We know that our mailboxes are not the greatest quality and something needs to be done. This is one of the reasons that we need to have more participation at our annual meetings. We are looking at replacing all mailboxes.

- Our website has been revamped and we are working on other enhancements.
- If any homeowner has an issue for discussion, please submit an e-mail to birchfieldsubdivision@comcast.net
- As you know, we do most of our communication through the website and e-mail. If this is inconvenient for you, please let us know the best way to keep you informed.

<p>Our website address is: http://www.birchfieldsubdivision.com/ Our e-mail address is: birchfieldsubdivision@comcast.net</p>
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Thank you,

The Birchfield Subdivision Homeowners' Association Board Members

BIRCHFIELD SUBDIVISION SHELBY TOWNSHIP 2010 BUDGET

Please note that the budget does not include our bills for the month of December.

2009 Actual (Not final)	20010 Budget (Prelim)
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Income

Association Annual Due 2009 \$250, 2010 \$ 275
(59 residents)
2010 Special Assessment \$25 per house hold

14,750	16,225
0	1,475
14,750	17,700

ADMIN EXPENSES

Mgmt Co
Postage & Mailing
Duplicating
Legal Fees
Accounting (Taxes)

2,350	2,000
125	125
45	50
650	750
100	100
\$3,270	\$3,025

OPERATING EXPENSES

Electricity
Water & Sewer

1,100	1,100
1,500	1,400
\$2,600	\$2,500

INSURANCE, TAXES, & RESERVE

Property Insurance
Reserves

366	366
0	1,000
\$366	\$1,366

MAINTENANCE & REPAIRS

Landscaping (flowers, Lawn, Clean up, etc...)
Snow Plowing
Sprinkler / Repairs
Holiday Lights
Misc: Replace street signs & other

4,554	5,200
1,850	1,850
435	450
1,082	1,250
1,097	900
\$9,018	\$9,650

TOTAL NET BUDGET

(\$504)	\$1,159
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Updated 12/1/09