



Aberdeen Community Association Minutes

Annual Meeting, Tuesday, January 14, 2020

Shelby Twp. Municipal Offices
52700 VanDyke
Shelby Township, MI 48316

7:00 pm



2020 Annual Meeting Agenda

- Meeting Called To Order – Brandi Lane (Customized Property Management)

- Introduction of Board and Management Company
 - Michelle Fante, President
 - Kathleen Maiuri, Vice President
 - Kassie Searle, Treasurer
 - Kathy Krause, Secretary
 - David Lepore, Director-at-Large
 - Sandy Sova, Committee Member - Absent
 - Jill Salmeto, Committee Member
 - Christina Vrzovski, Committee Member

- Customized Property Management – Brandi Lane - representative



Roll Call

2019 Board Members

- Michelle Fante, President
- Kathleen Maiuri, Vice President
- Kassie Searle, Treasurer
- Kathy Krause, Secretary
- David Lepore, Director-at-Large
- Sandy Sova, Committee Member - Absent
- Jill Salmeto, Committee Member
- Christina Vrzovski, Committee Member



Quorum & Election of Board Members

1. We need 60% of eligible owners or 98 homes for quorum. We have 28 represented here tonight.
2. Since we do not have a quorum, then per the documents the current Board is tasked with remaining on the Board.
3. Open the floor for nominations – self-nominated
 - a. Frank Parise
 - b. Rosanna Dignan



2019 Review

- Minutes from 2019 Annual Meeting presented
 - Motion from Bill Heileg to accept
 - Second from Michelle Fante
 - Passed
- We ended the year with less than five (5) accounts in arrears.
- Contracts Bid Out This Year:
 - Landscape Service for Common Areas
 - Snow Removal Services
 - Tree Removal at 26 Mile Rd
 - Irrigation Services
 - ***Anyone wishing to obtain copies of these contracts should email info@cpmsupport.com***
- Ponds & Fountains:
 - The Board had the tie lines re-secured, regular maintenance completed on the fountains and hired Tri-County Aquatics which is completing a complete cleaning, fluid changes, and maintenance on the fountains.
 - The ponds needed to be treated an additional time to keep weeds down due to the muck level and weather during the summer.
 - Ponds may need to be dredged in future if muck level continues to increase.
 - Monitoring the health of the dams if repairs or replacement is needed in the future
- Landscaping & 26 Mile Entrance
 - Marino's was hired for 2019 to complete the landscape maintenance contract.
 - In addition, the Board met with an arborist to discuss the trees lining 26 Mile. Ultimate goal is to freshen up the 26 Mile entrance either with new landscaping and/or decorative fencing which is approximately \$8,000 per section.
 - The arborist point out that many of the pines have become diseased, were entirely dead, or in need of major pruning. The areas where the trees were removed was graded with the intention of adding seed last fall, however, the extremely early heavy snowfall postponed the addition of the seed until this coming spring to insure the best chance that the grass will take without weeds taking over.



2019 Review Cont'd

Landscaping & 26 Mile Entrance Cont'd

- The irrigation system along 26 Mile was damaged due to trees falling during a storm. All zones have been restored to working condition as they were before the storm. In the spring the area will have weeds removed and will use hydro-seed instead of sod to save money.
- The front islands also received new plants, several being perennials that require little to no upkeep and in the future can be split to move to other landscaping locations to save costs.

• Snow

- Metro Lawn was hired to do the snow services.
 - We understand that there were issues on that first major storm in November. They have since received a map of the bus stop locations throughout the property, are aware of the expectations in the courts, and are committed to doing the job that Aberdeen expects.
 - If you have any issues going forward please contact CPM at (586) 997-0820 or after hours at (586) 296-4039 and we will contact the vendor to come back out. They have thus far been very responsive to our requests.

• The Document Revision

- A large amount of time and effort was given by the document revision committee.
- Many hours were spent pouring over each section.
- This is a big project necessitating homeowner participation in this meeting and future meetings.
- These revisions will assist maintaining property values.

• Legal Representation

- The Board hired Makower, Abbate, Guerra, Wegner & Vollmer PLLC not only for the document revisions but the association collections as well.
- Aberdeen's attorney is senior managing partner Steve Guerra.
- After review of the documents, owners will be charged directly for legal fees related to collections. The costs associated with this firm are lower than the collection agency previously used and the turn around time has been faster.



2020 Forecast

- Budget
 - A copy of the 2020 Budget was mailed to each owner.
 - Before the Board adopted the budget, CPM performed a multi-year review of past budgets (5 years) and expenses provided by the Aberdeen treasurer.
 - Long-term projects needing attention: additional treatments to the phragmites, dredging of the ponds, drain repairs, island landscaping replacements, etc. Future budgets needs to reflect these items.
 - How can owners help?
 - Pay your dues in a timely manner
- The Document Revision
 - The volunteer document revision committee spent a large amount of time and effort reviewing documents and making suggestions for the revision.
 - Many hours were spent pouring over each section removing references to developer and updating document to reflect current state standards.
 - Homeowner voting participation in this meeting and future meetings is vitally important.
 - Goal of this revision is maintaining property values.
 - Ballots from all homeowners are due by March 16th meeting
 - Ballots must be signed by all those listed on the deed
 - Email ballots are acceptable for the March 16th vote – **BUT CPM NEEDS TO SECURE ALL ORIGINAL DOCUMENTS**
 - Please speak with your neighbors to encourage them to submit their ballots by mail or given to a board member.
- Landscaping Overhauls
 - This spring the Board and CPM will be looking at the other islands within the complex to begin replacing overgrown plants & trees as well as modernizing the look.
- Continued Contract Bidding
 - We will again bid landscaping, insurance, pond treatments, irrigation throughout 2020 to make sure that Aberdeen has the best value for the work requested.



Open to Questions

1. What to do if there is a large pothole
 - a) Call Township
2. What happens if people don't vote?
 - a) Brandi is keeping a spreadsheet and will make phone calls and send emails – those present can encourage their neighbors to send in ballots or give them to a board member
3. How do we get more residents to understand Deed Restrictions and comply?
 - a) Brandi has made phone calls directly to homeowners in violation.
 - b) If no action is taken Brandi has asked township to help intervene if it also is a township violation
 - c) Trying to have homeowners comply rather than taking court action, which is costly
4. Questions regarding salt during current ice storm
 - a) Board tries to limit any salt drop due to: 1) cost of drop \$300 per ton 2) damage to asphalt
 - b) Board will authorize a salt drop on intersections if ice is causing dangerous conditions
 - c) Homeowners could call township
 - d) Doesn't township/county have obligation to households with medical personnel? – No answer – please call township

INDIVIDUAL QUESTIONS ABOUT YOUR LOT OR NEIGHBORS, PLEASE SUBMIT THOSE IN WRITING TO INFO@CPMSUPPORT.COM AND THE BOARD WILL REVIEW AND ANSWER EACH QUESTION.



Aberdeen Web Site



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<http://aberdeensub.com/>



Mailboxes

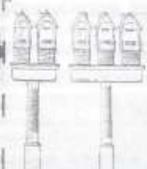
4. All permanent mailboxes erected within the subdivision shall be of uniform design. The location of each mailbox has been designated by the Shelby Township Post Office. (See Exhibit 'A' attached hereto and made a part hereof. The mailboxes will be two to a post, except where indicated on mailbox locator map, and shall be the design as drawn on Exhibit 'B' attached hereto and made a part of this amendment. The mailboxes shall not be installed until a minimum of seventy-five (75%) percent of the lots are homeowner occupied. The coordinating of the installation of mailboxes shall be handled by the Association. Each homeowner shall be assessed the cost of one mailbox. The mailbox shall be the responsibility of the homeowner to maintain.



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Aberdeen Mailboxes

This drawing was part of our original deed restriction documents. It was understood from the deed restrictions that ALL mailboxes were to be of uniform design. Since this was the design in the original papers it was agreed that the mailboxes would be constructed to match the drawing. Each household was assessed the cost of construction and installation of their mailbox. Over the years the weather (and sometimes accidents) have taken their toll on these mailboxes. Most residents have made repairs and maintained their mailboxes. If you are having difficulties doing the maintenance or repair, the following article should assist in helping you stay within the deed restrictions mandated for our community.



A careful evaluation of the mailboxes within the subdivision shows that many of them have become weathered and are in need of repair. Some mailboxes just need to be painted while others are in need of wood replacement. It is very important to uphold the appearance and esthetics of our subdivision in order to maintain our property values. Mailboxes that look weathered and worn send an undesirable perception of our community.

Aberdeen is fortunate to have a resident within our subdivision, Jeff Tangen, who has repaired and re-constructed many mailboxes within the subdivision. Jeff is willing to continue these repairs for our homeowners (see repair pricing below).

"Do-it-yourself"? It is important that all repairs must be consistent with the original mailbox. This includes color, design and wood/composite material. The paint color and code is pictured below and can be found at Home Depot. The association will continue to monitor the mailboxes over the next several months and will notify any residence where the mailbox needs attention and is not being addressed.

The Aberdeen Board and subdivision at large, appreciate your attention to this matter.

Jeff Tangen Quotes			BEHR Base 5011 275713212041	Wooden Graphics	
Type of repair	Per Box	Entire structure (2 Boxes)		Type of repair	Per
Replace rotted base and repair entire structure...seal with primer and caulk	400	\$200		Replace entire mailbox with Azak composite includes: paper chute, metal box & address	400
Replace rotted base and repair entire structure and replace metal box due to broken door	400	900 for 1 broken metal box 1200 for 2 broken metal boxes		**prices reflect a minimum order of 6 mailboxes.** If interested contact: Rob Boggs rboggs123@comcast.net 313-319-9625	

TREE TRIMMING BY SIDEWALKS

The trees in our subdivision have really had a growth spurt this year. They are looking very majestic and adding to the beauty of our community. However, many have low-lying branches that make it almost impossible to walk on the sidewalks without ducking. If you notice that your trees need trimming, please take down the lower branches so residents can walk without fear of a "tree attack"!





Adjournment of Annual Meeting Portion

Motion to Adjourn Annual Meeting made by Kassie Searle

Motion seconded by Kathleen Maiuri

Approved



DOCUMENT REVISION VOTE

• Confusion on Dates

- Tonight is the official kickoff on the limited time frame we have to collect votes for the document revisions.
- The final official vote and announcement will take place March 16, 2020. We will send out meeting notices next month for that very important meeting.

• What is left to do?

- Every person who hasn't submitted their ballots by this Friday will begin to receive reminders via mail and email on a regular basis. We will remove those people who have voted off as we move forward with collection. However, every time we have to mail out ballot copies and reminders, that costs the association postage and copies.
- As owners, you can help dictate where your expenses go by helping talk to your neighbors and making sure you vote as soon as possible.

• TIMELINE REMAINING

- January 14, 2020: Opens voting
- January 15 – March 15, 2020: Voting Continues
- March 16, 2020: Final vote held for any remaining outstanding ballots and an announcement of the documents passing or failing will be announced.
- March 17, 2020: Assuming the documents pass, the next steps would be to collect further information from owners. The mortgage companies may also need to vote on the document, but it is also easier to pass the vote with the mortgage companies than owners. In the State of Michigan, if the mortgage companies fail to respond within a certain time frame it is considered an affirmative vote.
- June 2020 (or earlier if possible): The documents will be sent for recording with the County and then a final, recorded set of documents will be mailed out to all owners for your records.

• What happens if the documents do not pass?

- Then the new Board will have the task of deciding whether to further pursue the document changes. The Board has offered owners numerous chances to give opinions and suggestions. Any further revisions or starting over will be costly.