



June 2026

Supplemental Assessment Due August 1st

As a reminder, the 2nd 2026 assessment payment of \$5000 is due by Aug. 1st. As a reminder, this assessment is targeted for roof replacement which will start this fall and be completed in 2027. A payment reminder will also be sent by Compass

Major Projects

- Mailboxes have been painted and look great! See the pic below!
- Asphalt pathways were repaired to eliminate dangerous cracks and holes.
- Catch basins and road cracks are being repaired to reduce further damage to roads for the next couple of years.
- A hydro-geologist has been retained to provide recommendations to improve the lake water levels. There are regulatory and geological issues to be addressed before action can be taken to add a new well. As a result, the Board identified a short-term option for homeowners to have their beaches dug out (see right).

Pavilion Cleanup

Thanks to those homeowners that volunteered to clean the Pavilion last week. It's looking great and ready to be used throughout the summer.

The Social Committee has asked that dog owners **DO NOT** use the trash receptacles for dog waste.

Electrical Breaker Fix Invoices

110 Co-owners will be receiving a \$575 invoice for the replacement of the external electrical breaker (1/unit). As a reminder, this was a safety issue that needed to be addressed.

Spring Maintenance Continues

Completed:

- Strangling vines removed to save pine trees
- Small lake fountain fixed
- Brush cleared from the preserve walkway.

Planned for June:

- Warranty paint fixes underway.
- Arborvitae warranty replacements underway.
- Tree fertilization and weed spraying
- Gutter cleanup
- Dead bush removal from islands
- A small number of unit bush replacements

Optional Beach "Dig Out"

See the June 11th email about the optional service to dig out the beach near your dock, if needed to free up boat access to the lake. At homeowner's request and expense, PPM will provide a short-term solution while the Board pursues long term options. Be aware - this solution can only dig down to the bedrock. **If interested, contact Bryan from PPM by Wed, June 17th at bdobbs@ppmtree.com.**

Garage Sale – August 8th!

The community wide garage sale is planned for Saturday, August 8th. Clean out your home and plan to participate. More information from the Social Committee to come.

Newly
painted
mailboxes



BHP Social Activities

Food Trucks (Wed's 4:30-7:30p)

Join friends and neighbors at the Pavilion for these popular food trucks, or bring dinner home!

Jul 29 – Wahoosh BBQ

Aug 26 - Wing Snob

Sep 16 – Tim's Gourmet Sliders

ABC Nights (Wed, 6-8pm)

Share a bite to eat and catch up with neighbors:

July 8

July 22

Aug 5

Sep 23

June/July In the Ville....

Wed-Sun, June 3-June 28, Tipping Point: The Revolutionists

Friday nights – Acoustic Band Concert, 7-9pm, Northville Town Square

Saturday nights – Big Band Concert, 7-9pm, Northville Town Square

Thursdays thru Oct. 29th, 8a- 2p -

Farmer's Market - 550 W Seven Mile Rd

If you have new ideas for social events, contact Kathi Price at kprice1957@gmail.com.



Thanks to Diane Rivard for this pic of nature near the Reserve.

Reference Information

Compass Support – 1st Contact

Contact Compass for questions, issues, or homeowner info updates:

Phone: (734) 582-9603

Website: <https://home.compass-pm.com/login>

Phone App: Download 'Vantaca Home'

Escalation if no response after 72 hours, call:

Stacey Sherrille – (734) 306-0231

Mike Taig – (734) 673-2391

HOA Documents? Compass site or

myblueheronpointe.com / Resident tab

Trash Schedule - Fridays



Friday Bi-weekly Recycling (6/19, 7/3, 7/17, 7/31, 8/14)

Wednesday Yard Waste—6/10, 6/24, 7/8, 7/22)

Contractor Recommendations

Contact Compass for experienced vendor references for remodeling, deck replacements, and maintenance projects.

Aid Brigade

Contact the Aid Brigade for simple maintenance, a ride, or light object move. Help reduce HOA fees! Call Phil Dennis at ppdennis2@yahoo.com.

Architectural Review Requests

Exterior modifications require prior Board approval. Create a Modification Request on the Compass website.

Newsletter Articles / Feedback

Submit an article to me at

sgarbarz01@gmail.com

Sharon Garbarz, BHP Board Secretary

