



**April 2026**

## **Year End Financial Update**

Each year, Blue Heron Pointe prepares a forecasted annual budget of both income and expenses for the Association which includes the transfer of 10% of annual fees (\$92,400) to a reserve account. For year-ended 2025, the Association incurred a loss (expenses greater than income) of \$7,760.

To minimize overages, expenses are compared to budget on a monthly basis. As unexpected expenses arise, the Board looks for opportunities to defer non-critical expenses to future years.

Year-end 2025 results will be posted on the BHP website once the annual financial review is completed by the auditors. Residents may obtain copies of financial reports by contacting Phil Dennis ([ppdennis2@yahoo.com](mailto:ppdennis2@yahoo.com)).

## **Upcoming Major Projects**

- Brick and mortar repairs to front porches and garage areas will begin this month and continue into May.
- A second well, to be located near the old overlook on BH-E, will be installed to raise lake water levels. Planning for electrical work is in progress.
- Mailboxes will be painted in May! The final schedule will be communicated with both the Post Office and Co-owners to address mail delivery during this period.
- Asphalt pathways repairs to eliminate dangerous cracks and holes. Walkways will be inaccessible for a short period of time, to be communicated via signs.
- Road cracks will be filled and sealed, and catch basins repaired to prolong life span of roads.

## **Electrical Breaker Testing**

Breaker testing was completed and unfortunately, over 80% of the 30+ year old breakers were determined to be non-operational and required replacement. This important project eliminated a safety hazard for the community. Compass will be communicating this month to those Co-owners that required new breakers with an invoice for replacement.

## **Spring Maintenance**

- Lake fountains were turned on in early April
- Deep landscape edging and mulching by the end of April.
- Irrigation systems were turned on. Annual testing is scheduled for mid-May
- Tree fertilization and weed spraying is underway.
- Arborvitae warranty replacements in May.
- Strangling vine removal to save island pine trees
- Goose egg removal to control population.
- Gutter cleanup is scheduled for May and June
- Dead bushes will be removed on islands. A small number of bush replacements will be made around units within budget constraints.

## **Lake Trash**

Plastics, clothing, patio items, and general trash are regularly found in the lake. One of the primary causes is unsecured garbage bins blowing open during windy weather. Light covers or decorative items stored on decks and balconies may also blow off during storms.

While the maintenance team often picks up trash found in common areas, it's appreciated if homeowners would also pick items when found on the streets or landscape so that it does not end up in the lake.

## **New Storm Door Standard**

A new front storm door product standard has been approved, Anderson, Series 10, Sandstone color with brass handles. Use the Architectural Request Process to obtain approval to purchase.

## **Compass Email Contacts**

If there is only one person listed on the homeowner record with Compass, consider adding a second email and phone number of a trusted family member or friend that can receive important communications. This can be done via the Compass website under "My Profile" menu item listed at the left of the screen.



## Window Cleaning Service Sched

Crystal Clear Window Cleaners are coming to Blue Heron Pointe May 9 & May 16. If interested, call or text at (586) 504-0498.

The discounted pricing this year:

- \$170 for interior, exterior, and screens.
- \$125 for exterior only, incl. ext. screens.
- + \$10 per coach light
- + \$25 per large shared coach lights
- Mirror cleaning price upon request.

## Boat for Sale

Qwest 15-foot pontoon boat is for sale. The boat is in excellent shape, and the owner is asking \$15,000 for the boat, a newer Wolverine trailer and a boat cover. The boat is located on the lakeside of 18086 Blue Heron Dr West.

If interested, contact Dave Daugherty on 1-313-268-0299. He is helping the owner with the sale.



## **BHP Social Activities**

### **HOLD THESE SUMMER DATES!**

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

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

- May 20 – Tim's Gourmet Sliders
- Jun 10 – Fortune Cookie
- Jul 29 – Wahoosh BBQ
- Aug 26 - Wing Snob
- Sep 16 – Tim's Gourmet Sliders

### **ABC Nights (Wed, 6-8pm)**

Share a bite to eat while catching up with neighbors:

- June 3
- July 8
- July 22
- Aug 5
- Sep 23

#### **Bring:**

- A-appetizer, main dish, dessert
- B-beverage of your choice
- C-chair (overflow for picnic tables)

### **Spring In the Ville....**

**Apr 8 – May 3** Gene and Gilda at Tipping Point

**May 22 – 23** Northville Flower Sale

**May 25** – Memorial Day Parade, 10am

**Thursdays, May 7<sup>th</sup> thru Oct. 29<sup>th</sup>, 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](mailto:kprice1957@gmail.com).



## Homeowner Updates

Go to the Compass website under **My Profile** or call Compass to change phone # or email.

## Trash Schedule

Trash – Fridays, weekly.

Recycling - Fridays, bi-weekly (Tentatively 4/24, 5/8, 5/22, 6/5)

Yard Waste - Wednesdays, **Restarts in spring**

Call Compass for new waste containers.

## Contractor Recommendations

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

## Leaving Town?

1. **Leave a house key** with a trusted family member, friend, or neighbor.
2. **Complete an online form** with emergency contact info. Twp Police will patrol your home and notify Compass. Twp site: <https://www.twp.northville.mi.us/> In the search bar, enter **House Check**. Click on the link labeled **“House Check Request”**.
3. **Turn off your water** to prohibit pipe bursts. This protects your home and maybe your neighbor’s home too!

## Aid Brigade

Contact the Aid Brigade for simple jobs and reduce HOA fees! Get help with simple maintenance, a ride, or light furniture move. Call Phil Dennis at [ppdennis2@yahoo.com](mailto:ppdennis2@yahoo.com).

## HOA Website:

[myblueheronpointe.com](http://myblueheronpointe.com) / Resident tab.

## Compass Contact Information

**Compass is Co-owner first point of contact for questions / issues.**

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 – link on left

## Architectural Review Requests

Exterior modifications require prior Board approval. Create a Modification Request on the Compass website. Include specs, and contractor info. Requests are typically approved within a few days. **A refundable deposit** will be required to cover unplanned damage to sprinklers, lawn or landscape.

## Selling/Renting?



**Selling?** Provide Compass with your Realtor and Title Co. contacts. They will provide required info to your buyer.

**Renting?** Review Bylaws for restrictions. Provide Compass with renter’s contact information for communications. Keep renters informed with newsletters.

## Newsletter Article / Feedback

Submit me an article! Introduce yourself, highlight a remodel, list volunteer opportunities, or personal sales listings (e.g. condo/boat). Provide Board feedback!

Send to: [sgarbarz01@gmail.com](mailto:sgarbarz01@gmail.com)

Sharon Garbarz, BHP Board Secretary

