



**November
2025**

Board Approves 2026 Budget

The Board approved the 2026 Operating and Capital Budgets, following a review from the Finance Committee. 2026 monthly HOA fees remain at \$550/month. Supplemental fees for roofs are still expected to be \$10K in two equal payments in April and Aug. The annual budget communication is coming in December.

The 2024 Financial Audit is available and loaded to the BHP website for reference.

Compass Transition to *Vantaca*

Compass has successfully transitioned to the new Vantaca software. There are many benefits that come with this new system:

- New phone system will better handle large call volumes, including use of AI to log homeowner messages for follow-up.
- **Free** ACH for automating monthly HOA payments, eliminating prior charges
- Better homeowner access to self-service functions and documents
- Improved, more timely Board access to financial information

Compass has added staff to support the team during the transition and they appreciate your patience as they get used to the new processes.

Get Vantaca on Your Phone!

Download the “**Vantaca Home**” app on your phone to get access from anywhere.

Compass

It is Your First Point of Contact

For maintenance or general questions, call Compass. We ask that you only contact a Board member directly as an escalation point, if needed. Contact info on page 3.

Community Improvements

Check out the new South Entrance Island. It looks great (see below)

Minor warranty paint fixes are still in process.

Maintenance

Shrub trimming and fall cleanup was completed. Weather permitting, PPM may be out one more time to remove anything remaining.

Gutter cleaning will be complete on 11/30.

Warranty on the painting is complete.

See page 3 for Trash Schedule.

No December Newsletter

Wishing everyone a wonderful holiday season. The next newsletter will be sent in January. For items requiring timely communication, emails will be sent.



Safety When Away from Home

When going out of town or away from home, leave a house key with a trusted family member, friend, or neighbor.

Then, complete an online form with the Twp police with the info needed to protect your home, including an emergency contact.

Township website:

<https://www.twp.northville.mi.us/>

In the search bar, enter **House Check**. It will bring up a link labeled **“House Check Request”**. Click on it to complete an online form to request that your home be included in community patrols. You will receive an email copy. **Forward the Twp. email to Compass.**

Should a situation occur, the police and Compass will have the information needed to engage to protect your home!

Winter Preparation

November 30th is the due date for boat removal and storage. This also applies to all kayaks, paddle boards and other watercraft.

Large furniture can remain on the patio/deck if neatly stacked and secured. Small items must be put away.

Holiday decorations may be displayed through 1/10. See Rules/Regs on page 7 for more information on decoration rules.

Keep roads and driveways clear on snow days to enable plowing and shoveling. “Salting” is required to reduce accidents and limit liability.

BHP Social Activities

Annual Holiday Party Dec. 3rd

Our annual holiday party is on December 3rd at 6pm at Genetti’s. Call Genetti’s to reserve your spot. The price is \$29.95 per person.

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

Nov/Dec in the Ville....

Holiday Greens Market – Fri-Sat, Nov 21-22, Main and Center

Holiday Lighted Parade & Tree Lighting – Fri, Nov 21, 6:30pm, Downtown Northville

Holiday Home Tour – Fri/Sat, Nov 21-22 10a-4p

Pancakes & PJ’s - Dec 6 at Northville Community Center

Holiday Fun & Santa Visits at Maybury Farm on Dec **6/7 & 13/14, 10a-4p.**

A Very Northville Christmas at the Marquis, Nov 19 – Dec 21.



Looking for a kayak with a paddle? Contact Daniel Hill on dmhill59@yahoo.com

Are you a member of the Meadowbrook Country Club? Amy and Nick Mills, new to both BHP and Northville, are looking for a membership sponsor. If you can assist, contact Amy Mills on amills1920@gmail.com.

Homeowner Profile Updates

Go to the Compass website under **My Profile** to change your phone or email. You can also call Compass directly.

Trash Schedule

Trash: Weekly on **FRIDAYS (New)**

Recycling: Odd calendar weeks on Friday (11/21, 12/5, 12/19)

Yard Waste: Odd calendar weeks on Wednesdays (11/19)

Note: These are planned dates. Waste Mgt (WM) is still stabilizing the route.

Waste Containers!!!!

Call Compass for a free waste container.

If you have an old/extra container, put it at the curb on trash day with a note to destroy or return to WM, as appropriate.

Contractor Recommendations

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

Aid Brigade

Contact the Aid Brigade for simple jobs and help keep down our HOA fees! Examples include simple maintenance, providing a ride, or moving light furniture. Contact resident Phil Dennis at ppdennis2@yahoo.com for assistance.

Looking for a Document?

myblueheronpointe.com / Resident tab
Compass site: Coming Soon.

Compass Contact Information

Phone: (734) 582-9603

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

Phone App: Vantaca Home

Escalation if no response after 72 hours, call:

Stacey Sherrille – (734) 306-0231

Mike Taig – (734) 673-2391

Architectural Review Requests

Exterior modifications require prior Board approval. Create a Modification Request on the Compass website. Include specs, contractor contact info, license and insurance. 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 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, as necessary. Keep renters informed with newsletters, etc., as appropriate.

Newsletter Article / Feedback

Submit an article introducing yourself, highlight a remodel, send pics, volunteer opportunities, or personal sales listings (e.g. condo/boat). Provide the Association with feedback!

Send to: sgarbarz01@gmail.com

Sharon Garbarz

BHP Board Secretary

