

**October
2023**

Thanks To Prior Board

Many thanks to our prior board members, Joe Zimmer, Joe D'Avanzo, Ed Buckle, Craig Lee, and Carol Bernardo for the outstanding service to our community over the last year.

They lowered contracts by bidding to new vendors and by managing contracts themselves. With additional volunteers, they even did work themselves, eliminating vendor costs altogether!

Highlighted benefits to homeowners:

- Reduced planned cost of gazebo deck and pavilion by 30-45% and included unplanned bridge refurbishment. Still saved hundreds of thousands of dollars over prior bids!
- Reduced ongoing maintenance costs by 30-50% through lower hourly rates, cutting unnecessary work, and by conforming to the By Laws and Master Deed.
- Awarded driveway contract at 25% less than other bids.
- Awarded beach remediation contract at 60% less than original bids.
- Reduced irrigation costs by 40% over prior bids.
- Repaired sprinklers throughout the complex.
- Made tree trimming and shrub replacement decisions vs leaving it to vendor discretion.
- Performed significant work internally throughout the complex with a team of board members and homeowner volunteers, saving \$40-50K that other wise would have been contracted out.



Returning Members



Craig Lee
President



Joe D'Avanzo
Vice President

New Members



Phil Dennis
Treasurer
2-year term



Sharon Garbarz
Secretary
2-year term



Mark T. Nelson
Member At Large
1-year term

New Board Elections

Three new board members were elected on September 27th at the BHP Annual meeting. The board has assumed responsibilities, working closely with Homestead.

Initial goals for this new board include:

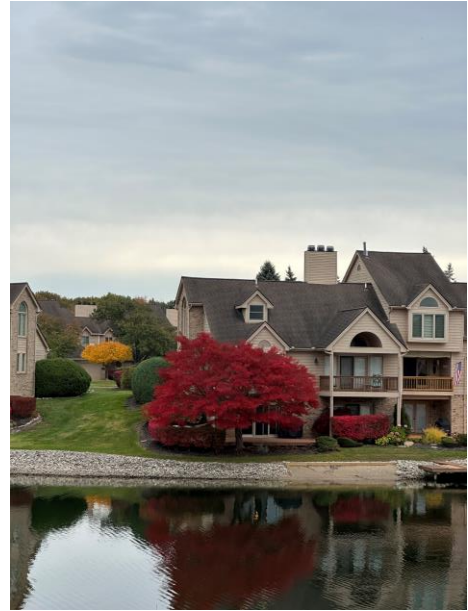
- Continue to drive for high value for our association fees.
- Decrease the amount of time it takes to get work orders approved and executed.
- Update bylaws, rules and regulations
- Increase communication to homeowners.
- Improve homeowner engagement.
- Mail out financials and directories in December.
- Finalize 2024 project contracting for driveways, painting and lawn maintenance.

The Gazebo is Complete!

Our long-awaited gazebo is complete, and it is beautiful! If you haven't had a chance to drive or walk over to see it, take a moment and do so. The deck floor has been replaced with a long-lasting composite material. The pavilion has been slightly enlarged for better sun coverage. The design includes a new boat launch, a separate entrance to the beach, and an update to the primary entrance from the street.

The grounds will be cleaned up this fall and our new Beautification Committee will help us design landscaping that will be installed in early spring.

Next summer, we expect to use this new space for our ABC nights, food truck events, and other social occasions.



Fall is in the Air!

As the days grow shorter and the temperature begins to drop, we are enjoying those last days of fall and wonderful color that comes with it. Our complex is looking wonderful too as you can see from the beautiful reflection of color on the lake.

While homeowners are rushing to store boats and deck furniture before the November 30th deadline, the association begins final tree and shrub trimming, fall yard cleanup, and winterization activities.

New Phone Directory

Kathi Price has been working to update our BHP phone directory and it should be mailed out before year end.

This has been a frequent request from our homeowners, so we are thankful to Kathi for taking on this important initiative.



We Need You!



While the Finance, Capital Projects, and Lake Committees are fully staffed, the following committees need your support as we move into 2024. **Please consider offering your talents and a little time to one of these committees and reach out to the lead listed!** While each benefits our community, it is also a great way to get to know your neighbors!

Social Committee

Responsible for planning and executing events and activities that create fun opportunities to meet neighbors and grow relationships. Contact Kathi Price at kprice1957@gmail.com.

Welcome Committee

Responsible for making a great first impression with new homeowners. Help is needed especially for creation of the gift baskets. Contact Geraldine Jensen at gerrie.pugh@yahoo.com.

Beautification Committee

Responsible for preserving and enhancing the beauty of the BHP community, in particular our common areas. Contact Sharon Garbarz at sgarbarz01@gmail.com.

Compliance Committee

Responsible for the updating Bylaws, Rules and Regulations for the BHP community to better represent current industry standards and community needs. Contact Sharon Garbarz at sgarbarz01@gmail.com.

Communications Backup

One volunteer needed to support community newsletter preparation and website maintenance. Contact Sharon Garbarz - sgarbarz01@gmail.com.

Transition to Homestead

As previously communicated, we transitioned to our new management company in September. The board has been working closely with our dedicated team for a month now and we are excited about our experience thus far.

The transition from LandArc is complete. Maintenance requests are being handled more quickly due to active management by Homestead. The board has improved visibility to requests and has begun weekly reviews to speed approvals. We've also engaged an additional maintenance vendor that will provide quick turnarounds at a lower cost than previous suppliers.

Maintenance and Architectural Requests

Use the Homestead website to submit Work/Maintenance Orders and architectural requests to modify your condo exterior. For **emergency** maintenance requests you may call Homestead on 248-870-HOME. Please do not use the former bhpbod email address since it is no longer being monitored. As a reminder, you must receive board approval for architectural changes **PRIOR** to commencement of work.

To assist us in quickly handling your request, please follow the instructions found on the Homestead website. Incomplete requests slow down your approval process.

In future newsletters, we will provide more insight into the requests we receive and the turnaround we are providing.

We will continue to use the BHP website to provide general information about the community and the "Resident Access" pages will provide additional information that is helpful only to homeowners.

Tis Almost the Season

We still have Halloween and Thanksgiving to look forward to, yet stores and social media are already ramping up holiday displays and posts. It's no different at BHP!

An email went out on the 26th with the invite for our annual Christmas party. The date is still Tuesday, December 5th but the venue has changed from Rocky's to Genetti's. For those that attended last year, you will know that it was a lot of fun and a great opportunity to see friends and meet new neighbors. We hope you will join us!

Our three front entrances will be decorated soon, and the lights will be turned on after Thanksgiving. Displays will be similar to last year.

If you have questions about the rules for decorations of your home, refer to the 2022 Rules and Regulations on the BHP website.

Have you started your holiday planning?

For Your Information

Recently, a homeowner alerted the board about a potential safety hazard associated with the inability to turn off the 150-amp main breakers outside his building. While repairing this breaker, the maintenance vendor suggested there *could* be similar situations and suggested homeowners may want to check their breakers. While there is no indication that the problem is prevalent, you might consider testing your breaker on a regular basis. Your DTE bill lists your breaker number, and you can test the meter at the end of each unit. Any fixes are a homeowner responsibility and cost.

During our Annual Meeting last month, a neighbor brought up the topic of the landfill expanding to our west. If you have an interest in knowing more about this situation, you can keep updated via this link:

<https://conservancyinitiative.org/current-news>.

“Aid Brigade” Reminder

Do you need help, direction, or advice for a small problem at your home? Instead of contacting the management company or an outside vendor, consider whether our volunteer “Aid Brigade” can help you. They can change a bulb, turn off water, check smoke detectors, help during bad weather, provide rides ,etc. There is more information and contact numbers on our BHP website on the Residents site.

We Heard You!

We've received multiple requests from homeowners to re-start the BHP newsletter. This is the first issue of what we plan to become a monthly update.

Additional planned communication activities include:

- Continue to add information to Homestead's site. Its already more helpful than the previous mgt. company site. Please look there for reference documents.
- The BHP Website will be updated later this year to provide additional reference information.
- Distribution lists will be updated to include both primary and secondary emails to communicate more broadly.

We're interested in what you want to know more about. If you have suggestions for this newsletter, please reach out to me via email, sgarbarz01@gmail.com.

Sharon Garbarz
Secretary
Blue Heron Pointe