

**October
2025**

Annual Meeting Summary

This week's Annual Meeting was well attended by over 60 Co-Owners. Thanks to those of you that attended! For those that could not attend, the full presentation and minutes will be sent out this week.

Phil Dennis (Treasurer) and Sharon Garbarz (Secretary) were re-elected for another 2-year term and will serve in the same positions.

Northville Twp. Police Update

Officer Schlossberg from the Northville Twp Police Dept. spoke at the Annual Meeting about various activities that are performed by Twp. Police to support safety in our community. It includes patrolling in marked and unmarked cars, parking in obvious spots to show presence, surveillance via drones, and traffic enforcement on Beck. The overall message was "See Something, Say Something". If you see something suspect, call 248-349-9400 and they will respond to the call as quickly as possible.

Officer Schlossberg confirmed there have been only two confirmed crimes in our complex over the last year (considered a safer community within Northville). Crimes can be tracked online by searching "**Northville Township crime mapping portal**" to find the site that will give you current views of crimes within BHP and the Twp.

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 5.

Community Improvements

Minor warranty related paint fixes are still in process.

The south entrance island should be completed this month.

Maintenance

Shrub trimming and fall cleanup is still scheduled.


Trash is now picked up on Fridays. See slide 3.

Compass New System Coming

Look for a communication later this month from Compass announcing the transition to a new system that will replace the AppFolio Portal. a new system that they are installing on November 1st. It is expected to provide service improvements for homeowners, reduce ACH costs, and provide improved visibility for the Board.

This system and other process improvements being worked on by Compass are expected to address recent concerns over a lack of response or followup by Compass.

Safety Reminders:

Please STOP at the sign at the south entrance for the safety of those entering the complex and walking the streets. 

Twp Police stresses the need to keep your car and home locked to discourage property crimes.

Twp police states they can help manage traffic enforcement on Beck if a homeowner notices a pattern of traffic violation that can be monitored to observe the issue.

Winter Storage (Eff. Nov 30)

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.

Other Reminders

Free standing signs are not permitted outside the unit except for student school related signs. Home security system signs are only permitted in windows.

Approved paint and stain colors can be found on the last page of the Rules and Regulations.



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.

Oct/Nov in the Ville....

Farmer's Mkt (Thurs, 8a-2p) through Oct.

Maybury Corn Maze - Sat & Sun, 9/26-10/2

Maybury Farm Fall Festival - Sat, 10/11, 10-5p

Streets of Treats Trick or Treat –

downtown Northville, Sun, Oct 26, 12-3p

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, 10a-4p

Pontoon Wanted!

If you are interested in selling your boat, please contact Georgia Kontos on 248-613-0140.

House Cleaner Wanted!

Do you have a reliable house cleaner that you can recommend? If so, please contact Steven Schondorf on stevenschondorf@hotmail.com

Homeowner Directory Updates

Update Compass via a call or website for changes in phone number or email.

Trash Schedule

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

Recycling: Alt. Fri. (10/10,10/24,11/7, 11/14)

Yard Waste: Alt. Wed. (10/15, 10/29)

Required Waste Containers!!!!

Call Compass for a free waste container.

If you have a second container, add a note on it for Waste Mgt and they will return it to their premises.

Contractor Recommendations

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

Aid Brigade

The resident Aid Brigade can help with simple jobs and help keep down our HOA fees! Help may include removing a bird's nest, providing a ride, or moving light furniture. Contact resident Phil Dennis at ppdennis2@yahoo.com for assistance.

myblueheronpointe.com

Find **documents** on the **Resident** tab.



Compass Contact Information

Phone: (734) 582-9603

Website: www.compass-pm.com

Residents:

compassmanagement.appfolio.com/

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 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, 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

