



**November
&
December
2023**

November Activities



Final fall landscape cleanup is underway. Preparations are now being made for the winter months and for next spring.

Streets, sidewalks, and driveways have already been staked. If you feel a need to add more stakes, you can do so at your own expense; however, our contractor and BHP will not be responsible for potential damage to stakes.

More to come on 2024 association due payment coupons via separate email communication in December.

Holiday Challenge!

The holiday lights are up at our entrances! We'd love to see holiday cheer throughout the complex. Get out your door wreaths and put up some lights! Don't forget the lakeside so that everyone can enjoy your holiday tree through the doorwall or your lights from the balcony. Lights out at 11pm! Remember that Christmas and Hanukkah decorations may be displayed from Thanksgiving through January 10. Li

Many people have already signed up for the Christmas party at Genetti's for December 5th. If you haven't called and reserved your spots, there may still be space.



Reminder: November 30 Deck Cleanup Deadline

Just a reminder that your lower deck must be cleared, with the exception of your gas grill, by the end of this month. This includes all patio furniture, planters, kayaks, paddle boards, etc.

Balconies can have furniture but must have neutral covering and cannot be used as storage for other items.



Another Gazebo Update

Last month, we shared an update of our new gazebo. Since then, as planned, we had the surrounding landscape cleared so we have a “clean slate” for spring landscaping. Thanks to the Beautification Committee for overseeing this work!

This committee is also bidding out the new landscaping. They will work with the suppliers to solidify options and then make a recommendation to the board for contracting.

The plan is to landscape early in the spring, so we do NOT disrupt next summer’s activities.

Is it summer yet?



BHP Board Updates

The board has wasted no time in jumping in to tackle critical initiatives. Many contracts are being rebid and renegotiated. We are working closely with our Capital and Finance Committees on this initiative.

We are bidding out landscape maintenance for the next three years. This is one of our largest annual expenditures and we are considering several suppliers that bid on the work. While looking for lower cost solutions, we also want to be sure that the services are of high quality, a challenge for a complex of our size.

We are finalizing contracting and planning for 2024 snow removal, house painting, and the remaining driveway replacements.

We are considering a contract to replace road signs to match the entrances. This is part of our continuing plan to update the look throughout our complex.

Lastly, we are reviewing our building insurance to ensure we have the best coverage for the cost.

These initiatives are being fed into our new 2024 budget which we will share in December.



We Still Need You!



Thanks to those few that offered to help based on last month's request for engagement! It takes a lot to keep this complex going as the new Board members are learning!

We now have volunteers for most committees **with the exception of the Compliance and Welcome Committees. Please consider helping!**

In 2024, the Compliance Committee will be working to modernize our rules, regulations and bylaws so if you want input, this is how to have a voice!

A reminder of what these committees do....

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.

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.

Social Committee Update

A final reminder that our annual Christmas party is on the 5th at Genetti's. Call Genetti's to see if you can grab one of the last remaining slots!

There is still a plan to send out a new directory before the end of the year. Keep an eye out in your mailbox late December! We've heard from many of you that you are anxiously awaiting this new book.

Holidays in the Ville



We live in a wonderful community, especially during the holidays. Here's ideas for nearby events with family and friends, Start a new tradition and take the grandkids!

Friday & Sat Dec. 1-2

Christmas in the Village at Mill Race

- Decorated buildings and Festival of Trees
 - Santa Claus and His Elf
 - Carolers, family photos, story time and crafts
- See millracenorthville.org to purchase tickets.

Saturday & Sunday

Dec. 2/3 & 9/10, 10am - 5pm

Magic of Christmas at Maybury Farm

- Holiday music & decorations
 - Crafts, farm animals & shopping
 - Visit with Santa, family pics
- See millrace.org for tickets and more info.

Sunday Dec. 3 and 17, 1-4pm

Visit Santa in Town Square

Saturday, Dec. 9, 16, 23, 4-7pm

A Holiday to Remember (Northville DDA)

Santa, Choirs, Vendors, Horse and wagon rides in the downtown social district.

Saturday, December 16, 10 am – 2 pm

There's Snow Place like Northville Family Day

A holiday ornament workshop, a winter-themed photo booth, treats, and caroling. See northvilleearthhouse.org for tickets and more info.

Various Dates

Genetti's

Hole-in-the-Wall

Humbug Holidays

To make reservations, call (248)349-0522



Housekeeping Reminders

Parking - Visitor parking areas should not be used overnight by homeowners except when driveways are being repaired, plowed, or during remodeling. Guests should use designated visitor parking or personal driveways. No one should park on our streets overnight due to fire codes. This reminder becomes more critical during the winter when plows must get through the complex.

Salt - With the cold weather comes the need to salt. Just a reminder that this is a condo insurance safety requirement so please do not dispute the use of salt in front of your home. Please take care around these slippery areas!

Paint - If you have experienced any issues with painting that was done over the summer, feel free to submit a maintenance request but know that the work will not be scheduled until the spring.

Trash Pickup!



Pickup of trash is scheduled for Wednesdays each week with certain holidays moving collection one day later. Recycling pickup is provided on every other Friday. Yard waste is picked up on alternating Wednesdays during the season. Bulk waste is collected, for a fee.

Trash containers should be placed outside after 6 PM the evening prior to pick up and put back before dusk the day of pickup. Trash inside containers should be enclosed in bags, covered by a secure lid to preclude animal and wind disturbance, and placed at curbside on a paved area. Tied trash bags may only be left outside the morning of scheduled pickup. If you must put out garbage for pickup without a container, please use construction type bags so animals and birds don't rip the kitchen bags and spread garbage all over. This has been a recent problem across the complex, so we appreciate your help.

“Aid Brigade” Reminder

Do you need help, direction, or advice for a small problem at your home? Don't forget to look on our BHP website Residents site for more information and contact numbers.

More Communication Improvements in 2024!

Sue Gubing has graciously agreed to help me with the website and communications, so we intend to make progress in 2024 on our websites to make them more useful.

We've received feedback that you'd like the newsletter to share more social items about our community and homeowners. There's more to consider on how to do this. In the meantime, sharing *Holidays in the Ville* events was an easy start! We hope to see you at one of these fun activities next month.

If you have more suggestions for this newsletter, please reach out to me via email, sgarbarz01@gmail.com!

Our next newsletter will be published in January. In the meantime, the board wishes you a happy, healthy holiday. Talk to you again in January!

