



ANNUAL MEETING
October 8, 2025
Northville Township Hall

Agenda

Meeting called to order and Introductions – Craig Lee, President

Verification of Quorum of Owners & Approval of 2024 Annual Meeting Minutes – Sharon Garbarz, Secretary

Board Elections – Stacey Sherille

Northville Township Safety Message – Officer Garrett Schlossberg

Proposed Insurance By-law Amendment - Mark Nelson, Member at Large

2025 Successes – Craig Lee

2025 Financial Review –Phil Dennis, Treasurer

Compass Update - Stacey Sherrille, Compass Managing Agent

Lake Committee Update – Joe D’Avanzo, Vice President

Additional Updates – Sharon Garbarz

Looking Forward to 2026 – Craig Lee

Results of Board Election – Stacey Sherrille

Open Forum – All

Adjourn

2024-2025 Board of Directors



Craig Lee
President



**Joe
D'Avanzo**
Vice President



**Mark
Nelson**
Director at Large



**Sharon
Garbarz**
Secretary



**Phil
Dennis**
Treasurer

Compass

Stacey Sherrille
Managing Agent

Mike Taig
Site Inspections

David Martin
Maintenance & Work
Orders

Contact:
Phone: 734-582-9603
Email:
managers@compass-
pm.com

Welcome to New Homeowners (since September 2024)



Unit/Bldg	Homeowner	Address
6-2	Dale Petrusha	18409 Blue Heron Drive E
18-5	Goncalves Celso	18241 Blue Heron Drive E.
30-8	Juan Carlos Zegarra Vilchez	18004 Blue Heron Pointe
36-9	Mary Pratt Miller	18112 Blue Heron Pointe
43-11	Lisa Capatina	18268 Blue Heron Pointe
44-11	Chris & Frances Kontos	18272 Blue Heron Pointe
74-19	Michael & Cynthia Priebe	47708 Blue Heron Drive S.
125-32B	Paul Bucchi	18215 Blue Heron Drive W.
139-36	Shankar & Neha Kiru	47617 Blue Heron Court

An updated directory insert for the binder will be mailed before year-end

Verify Quorum and Approve 2024 Minutes

Sharon Garbarz



Blue Heron Pointe Annual Association Meeting Minutes 07172024.pdf



Board Elections

Stacey Sherille

Phil Dennis 47494 BHD-South

My wife and I have been residents at Blue Heron for five years. I have been the Treasurer on our Board for the past two years.

Working with other Board members and our Management Company, I have taken great measures to assure our financial records are maintained accurately, and monthly have reviewed each transaction from our vendors. In coordination with our Board and Finance Committee I have prepared the last two annual budgets and monitor our ongoing actual expenses monthly to our budget, and prepare any variance reports to review with our Board. I am continually reviewing our operating, capital and reserve accounts to ensure they are adequately funded for future repairs, maintenance and special projects so that I can advise the Board on financial implications of proposed improvement proposals.

Previous to being elected to the Blue Heron Board, I have served on homeowner Boards at both our places of residences in Farmington Hills, where we lived for 30 years.

Prior to retiring I had a 40-year career in the energy business in various Finance and Accounting areas.

Sharon Garbarz 18202 BHD-West

I am a 3-year resident of Blue Heron Pointe (BHP) and a 37-year resident of Northville.

I was elected in 2023 to the BHP Board of Directors. I performed the role of Secretary with responsibilities that included Board meeting agendas and minutes, website maintenance, and a monthly BHP Newsletter. Over these last two years, I worked collaboratively with other Board members to:

- Execute major capital improvements across the community
- Renegotiate all major service contracts to reduce cost and improve service
- Modified By-laws and Rules & Regulations to modernize and improve rules to ensure the community remains a highly desired place to live
- Conducted monthly reviews of Association financials to maximize cost containment and achieve reductions, when possible
- Improved communications to Co-Owners to provide transparency of Board and Association activities via monthly newsletter and other timely, relevant communications.

I am seeking another two-year term to the BHP Board to continue to keep our community a desirable place to live.

Cynthia Lynn Nicholson 18185 BHD-East

Hello Blue Heron Pointe residents, my name is Cynthia Lynn Nicholson and am a proud homeowner in Blue Heron Pointe for nearly 10 years. I am announcing my intention to run as an HOA board member in an effort to bring new ideas and a commitment to keeping our community vibrant.

My background includes two masters degrees, 25 years experience in teaching, and 15 years experience in real estate and property management. I also have strong communication skills consisting of conflict resolution, community leadership, and event planning. All of these skills are valuable to any HOA Board. I am committed to responsible budget management and transparency in an effort to ensure that all HOA funds are dispersed prudently so that all residents benefit.

If elected, I pledge to maintain straightforward communication between board members and homeowners to ensure that every voice is heard. I will also work tirelessly to preserve and improve maintenance of common areas in order to increase property values and community contentment.

It would be an honor for me to serve our community as a HOA board member whose goal is to safeguard the Blue Heron culture. I am very appreciative of your support and I look forward to the opportunity to represent each and every one of you!

Nominations from the Floor?

Northville Township Police Safety Discussion

Officer Garrett Schlossberg

Proposed Insurance By-law Modification Amendment

Mark Nelson

Proposed Insurance Bylaw Modification Amendment

What will the amendment do?

The proposed amendment will better define who is responsible for damages caused to a unit: what is the Association's responsibility (Common Elements) and what is the Co-Owner's responsibility ("everything from the walls in").

Why is an amendment necessary?

- It will remove an ambiguity in the current By-laws.
- It permits the Association to maintain liability insurance in a cost-effective manner.
- It will avoid duplication of coverage as many Co-Owners already maintain appropriate coverage for the interior of their units.

What is the process for change?

The Board is working with an attorney expert in condo by-laws who has helped other associations clarify by-laws related to liability insurance. When the proposed amendment is finalized sometime in 2026, the Board will circulate it for your consideration and will develop a plan to communicate the specific changes being recommend. This will be followed by a vote by the Co-Owners.

2025 Successes

Craig Lee

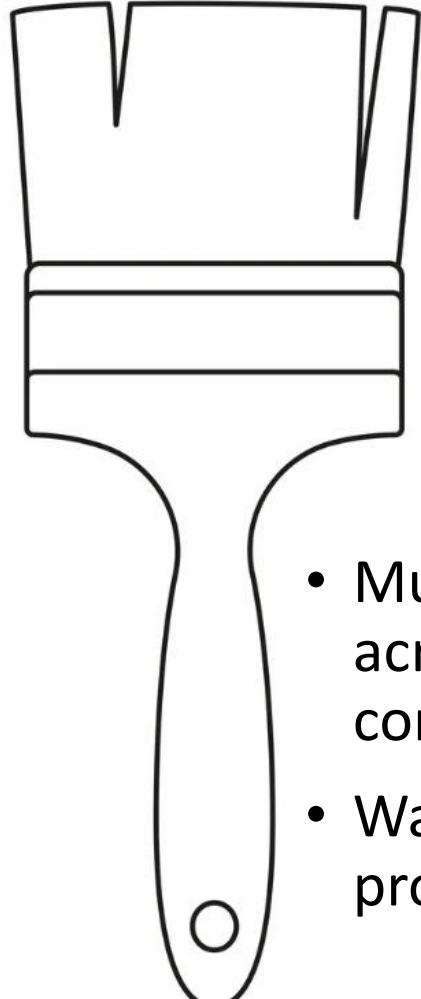
Capital Projects



- Replaced over 500 Arborvitae bushes to preserve wood siding and improve aesthetics
- Completed 3-year project to repair wood siding to extend the lifespan of siding and paint
- Added pavilion skirting to eliminate view of underlying structure



Operational Improvements

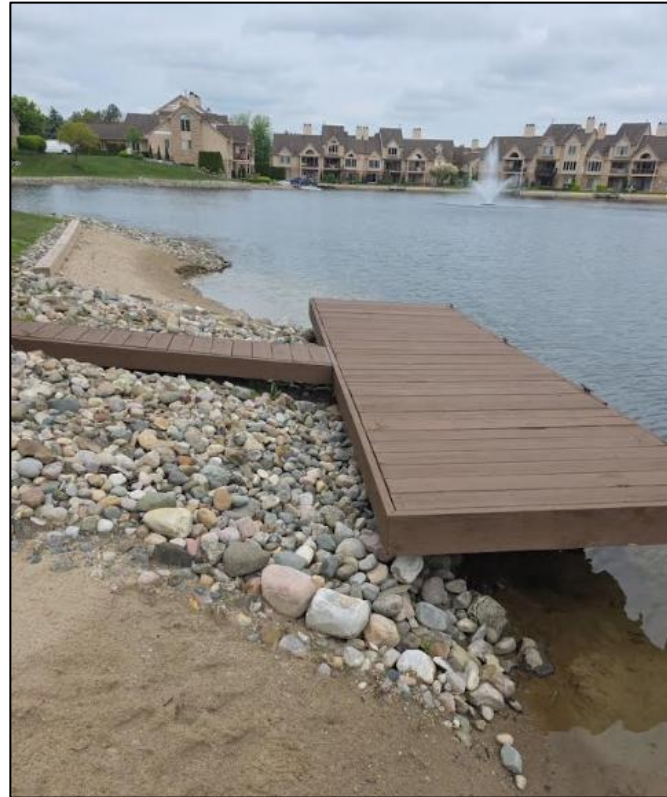


- Multi-year building painting across the complex completed
- Warranty work currently in progress



Operational Improvements

- Made major sprinkler system improvements to protect landscape and lake water levels
- Replaced well motor to address low lake levels
- Replaced boards and repainted docks
- Made island improvements to replace worn landscaping
- Replaced the 6 wood sprinkler boxes on sides of buildings
- Repaired 6 catch basins to protect roads



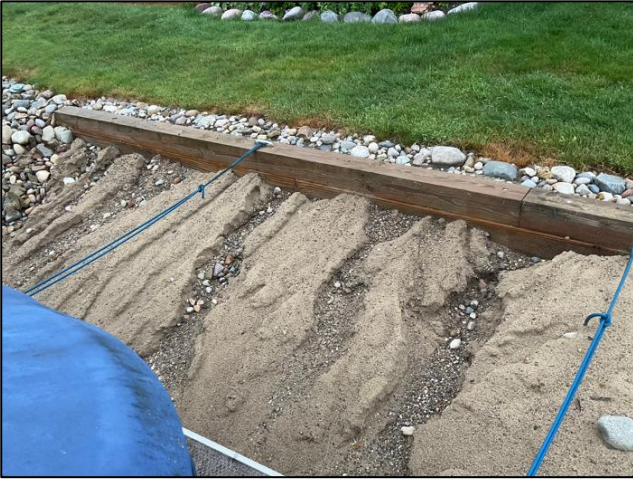
Operational Improvements

- Improved lake aesthetics, thanks to Dr. Allam, who generously offered to pay for an additional fountain in the small lake

THANK
YOU



Operational Improvements



Made major improvements to severely washed-out beaches following major storm



Board Engagement

- Proactive unit maintenance through regular walkthroughs with management company
- Fast approval of Architectural Improvement Requests
- Monthly Board oversight of maintenance requests
- Continued oversight of vendor performance
- Personal Board member labor
- Regular communications to provide transparency and grow community engagement



Fall Lake Update

Joe D'Avanzo

Fall Lake Update From PLM

- Water clarity is great with little to no invasive weeds present in the lake
- Plant life is native plants that is seen growing in a healthy aquatic ecosystem
 - Chara
 - Illinois Pond Weed (sprayed directly behind boats and docks)
- Intention is to leave native pond weeds alone to promote more habitat for fish and aquatic invertebrates
- Three muck pellet treatments and one Native plant treatment were applied mid-summer to control muck. The shoreline appears to be more sandy than mucky. although it is difficult to measure without sediment testing.
- There was no need to conduct any algae treatments this year, due to weather conditions.
- There is a light presence of phragmites in the wetland area with some encroaching into the surrounding properties. These will be addressed in the coming weeks.

2025 Financial Update

Phil Dennis, Treasurer

2025 BHP Financial Review



		(a)	(b)	(c)	
		2025			
Line No.		Year End Budget	Thru August 31	Proj. Year End	
1	Operating Income	\$927,000	\$619,560	\$927,560	
	Operating Expenses				
2	- Administrative	\$58,000	\$32,074	\$44,074	✓ (1)
3	- Insurance	\$79,000	\$575	\$83,575	
4	- Utilities	\$17,300	\$12,852	\$17,852	
5	- General Landscaping*	\$209,600	\$118,964	\$175,000	✓ (2)
6	- Other Landscaping	\$20,000	\$1,484	\$28,984	✓ (2)
7	- Seasonal Plantings	\$6,600	\$6,040	\$6,040	
8	- Snow	\$125,000	\$75,000	\$125,000	
9	- Irrigation	\$10,000	\$27,945	\$35,345	✓ (3)
10	- Rubbish	\$31,200	\$19,474	\$32,704	
11	- Pest Control	\$1,600	\$4,282	\$4,282	
12	- Painting Services and Supply	\$145,000	\$140,800	\$173,800	✓ (4)
13	- Building Repair & Maint.	\$16,700	\$3,853	\$4,853	✓ (5)
14	- Concrete Repair (roads, curbs, etc)	\$0	\$15,752	\$15,752	(6)
15	- Roof Repair	\$15,000	\$3,649	\$13,149	
16	- Siding/Wood Repair	\$5,000	\$2,485	\$2,485	
17	- Lake / Beach / Fountain Maint.	\$52,200	\$53,865	\$74,365	(7)
18	- Mailbox Repair / Painting	\$8,900	\$0	\$0	(8)
19	- Other Repair and Maint	\$23,000	\$9,130	\$13,130	(5)
20	Total Operating Expenses	\$824,100	\$528,224	\$850,390	
21	Net Operating Income	\$102,900	\$91,336	\$77,170	
	Reserve Contribution				
22	- 10% per Bylaws	\$92,400	\$61,600	\$92,400	
23	- Additional	\$10,500	\$0	\$0	
24	Total Reserve Contribution	\$102,900	\$61,600	\$92,400	
25	Total Income	\$0	\$29,736	(\$15,230)	

2025 Operating Income/Expense Notes

*Lawn cutting, shrub trimming, fertilizations

1. Administrative under budget resulting from lower Legal fees than anticipated
2. Landscaping expected to be under budget due to cancellation of non-critical projects to offset other unexpected expenses (ex. Painting, irrigation etc).
3. Irrigation over budget due to unforeseen repairs necessary to aging system and new pump
4. Painting over budget due to additional units 1-9 added to 2025 scope.
5. Actual expenses lower than budget, which was based on historical actuals
6. Repairs to multiple catch basins around complex not anticipated in budget.
7. Lake/Fountain/Beaches over budget due to unexpected beach repairs following rains and well repairs
8. Mailbox repainting deferred until 2026 due to budget constraints

2025 Capital Plan Summary

		(a)	(b)	(c)	
		2025			
Line No.		Year End Budget	Thru August 31	Proj. Year End	
	Capital Program Funding				
1	- Supplemental Assessments	\$700,000	\$700,000	\$700,000	
	Capital Program Expenses				
2	- Pavillion	\$3,800	\$4,228	\$4,228	
3	- Arborvitae Replacements	\$148,500	\$147,068	\$147,068	
4	- Wood Siding	\$463,300	\$177,940	\$463,300	
5	- New Well	\$40,000	\$0	\$0	(1)
6	- Future (Roofs, Roads)	\$44,400	\$100,000	\$100,000	(2)
7	Total Capital Program Expenses	\$700,000	\$429,236	\$714,596	
8	Net Capital Program Income	\$0	\$270,764	(\$14,596)	

Capital Program Income/Expense Notes:

- 1) Deferred new well project until 2026. Costs are anticipated greater than \$40,000
- 2) Paid Kerns a down payment for roof replacements beginning in 2026

*2025 through 2031 amounts are estimates

Compass Update

Stacey Sherrille

Upcoming System Change!

- New system, **Vantaca**, will improve your experience and provide access via both a computer portal and mobile app
- **Benefits and Features:**
 - **Secure account and document access** - Modern, user-friendly portal to keep you informed and engaged
 - **Improved/Direct communication tools with Self-Service**
 - **Easy digital payment options**
 - Automatic Draft Payment (ACH)
 - One-Time and Recurring eCheck
 - Credit Card
 - Mailed Check
 - Your personal and payment information will remain secure throughout the transition.
- **Important Date – November 1, 2025**
 - We will transition to the new homeowner portal on November 1, 2025. There is no action required at this time.
 - Once the transition is complete, you will receive another message with new login credentials and instructions for setting up your account and payments.
 - Beginning November 1st, ACH (Auto-Draft) payments will be free of charge for BHP residents.
 - We strongly encourage all residents to sign up for ACH. It's the most reliable way to ensure your payment is received on time—especially if you're traveling or away from home.

Compass Phone Issues

- We've received feedback from the Board of Directors regarding difficulties reaching Compass Management by phone. Please note that Compass currently uses a **web-based phone system**, which allows us to monitor call volume and record all incoming and outgoing calls.
- We recognize there have been some challenges with this system and are actively exploring alternatives, including switching to a new provider to improve call quality and reliability.
- We appreciate your patience and look forward to serving you better with these upcoming improvements.
- ***In the meantime***, if a message is left and there's no response within 72 hours (excluding emergencies), residents should contact Mike or Stacey directly:
Stacey Sherrille – (734) 306-0231
Mike Taig – (734) 673-2391

Additional Updates

Sharon Garbarz

Social Activities

While we had fewer food trucks and **ABC** Nights this summer due to bad weather, everyone enjoyed those we had!

Christmas Party

Genetti's, Northville
Wednesday, December 3rd at 6pm
Call Genetti's for reservations



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

Committees Supporting the Board

- **Welcome Committee** - Geraldine Jensen, Kathleen Hammerick
- **Aid Brigade** - Amy Mills, Brian Barriger, Birgit Sorgenfrei, Steve King, Joe Zimmer
- **Finance Committee** – Don Johnson, Joe Zimmer, Dave Schmehl
- **Capital Projects** – Joe Zimmer and Ed Buckle
- **Social Activities** – Kathi Price, Lisa Zimmer, Sue Arnold, Colleen Buckle, Sue Arnold, Anna Flanagan
- **Lake** – Jon Gould, Pat Williams, Mike Young
- **Communications** – Adhoc, as needed
- **Beautification** – Susan Lee, Rosanne Yuhasz, Cynthia Nicholson
- **Compliance** – Adhoc, as needed

Aid Brigade

- Support for Co-owners who may need help, direction or advice on problems of any kind, can reach out to any of the brigade members listed below for help. Examples *include*:
 - Change a bulb
 - Turn off water
 - Water plants during absences
 - Checking smoke detectors
 - Help during bad weather
 - Provide Rides
 - Move furniture
- If you're unsure as to which volunteer may be the best for your situation, contact Phil Dennis and he can get you the right help!

Aid Brigade Volunteers

Phil Dennis (Coordinator) 313-806-0066 ppdennis2@yahoo.com

Name	Phone	Email
Amy Mills	313-268-4366	amills1920@gmail.com
Brian Barriger	248-613-4541	barriger1x1@juno.com
Birgit Sorgenfrei	313-805-7431	birgit.sorgenfrei@apps.schoolcraft.edu
Steve King	734-776-3151	swk49140@gmail.com
Craig Lee	313-330-0983	craiglee1@att.net
Joe Zimmer	313-460-4470	jzimm11@gmail.com

Please contact Phil Dennis if you would like to be added to this list of volunteers who help out neighbors at Blue Heron.

Trash Day Change

- Trash collection has now **moved from Wednesday to Friday** and will include both trash and bi-weekly recycling
- Put your trash out after 6pm on Thursday's and promptly remove on Friday after pickup
- Yard waste collection will continue bi-weekly on Wednesdays and is not affected by this change. Next pickup scheduled for 10/15



Remember to contact Compass if you have not ordered a trash can

Looking Forward to 2026

Craig Lee



2026 Planned Improvements

- Roofs and Gutters
- Repair of damaged brick and missing mortar at front porches and between garage doors
- New well to better manage overall lake water levels
- Wood bridge maintenance
 - Replacement of rotted or damaged wood
 - Trimming of bushes and trees
- Bi-annual mulch
- Irrigation improvements
- Continuous paint maintenance and mailbox repainting
- Minor repair to walkway asphalt
- Long term lawn improvement plan



Homeowner Support Needed

- Use the Compass portal for Association needs (maintenance, mod requests)
- Contact Compass for any Association related needs
- Submit maintenance work orders early in the season to enable bundling of work
- Don't make direct requests or raise concerns to onsite vendors. Contact Compass to escalate.
- Leverage self help resources
 - By-laws, Rules and Regulations, and Maintenance Ownership Matrix (refer to binder)
 - Email communications and newsletters (page 3 reference information)
- Adhere to Association Rules and Regulations

Remember that the management company is only following Association rules

Homeowner Support Needed (Continued)

- Stay current with homeowner maintenance (e.g. window replacement, decks)
- Gain Board approval for exterior Improvements (e.g. deck, landscaping, garage door), before making the financial commitment
 - Homeowner is responsible to address the impact to sprinklers, lawn, etc.
- Engage the Aid Brigade for simple requests, or, if able, consider doing yourself
- Turn off water when leaving your home for over 48 hours to limit water damage to Co-owner or adjacent units (Insurance risk)
- Support upcoming request from Compass to gain access to units for emergency water shutoff
- If you have not done so already, provide Compass with emergency contact information in your absence.

Final Reminders

- Remember it is difficult to manage the Association budget while addressing individual needs. This drives the need to prioritize expenditures and bundle requests
- Board decisions are made as a team and are driven by Association By-laws, Rules/Regulations
- If you think more needs to be done, volunteer your service!



Thanks to All of You!

Making Blue Heron Pointe a desired community requires teamwork between the Board, Co-Owners, Compass Management Company and our vendors.

Results of Board Election

Phil Dennis and Sharon Garbarz were re-elected to another 2-year term. Both will continue to serve in their current positions of Treasurer and Secretary, respectively.

Open Forum

- Use the podium
- 1 person at a time
- Limit to one question or comment
- Be courteous and respectful



Adjourn!

