

January Updates from the Board

Financials Update

The 2025 operational budget update will be sent out the last week of January in the new binder being delivered to doors.

As previously communicated, there will be no change to the 2025 monthly HOA dues. They remain at \$550 per month.

An email communication is forthcoming by month end on the 2025 Supplemental Assessment since the Board completed capital Improvement planning.

As a cost saving measure, Compass will no longer send out coupons for making HOA payments. Simply include your name, address and unit number on any future payment.

Spotted: HOA Boat Violation?



Provided by Cynthia Lynn Nicholson (Miller)

Bylaw and Rules/Reg Updates

Look for the recently recorded Bylaws, Rules and Regulations, and updated Directory by the end of the month. Documents will also be uploaded to the BHP and Compass websites.

Landscape Contract Awarded

This month, the Board awarded PPM a new 3-year contract for landscape maintenance, replacing MLP that recently closed their business. The Board received 3 bids and awarded the contract to PPM based on our 2024 experience with them on arborvitae removal and snow removal, their ongoing responsiveness to Board requests, and a competitive price.

Snow Removal

In November, the Board awarded PPM to replace MLP for snow removal. So far, performance has been positive.

Compass has received requests from homeowners requesting that salt not be thrown onto porches and walkways. As a reminder, this is an Association responsibility and required for safety.

Social Activities



Interested in a Garage Sale?

Due to a lack of interest in recent years, the Social Committee has no plan to hold an Association-wide garage sale this year.

Rules and Regulations state that garage sales can only be held as an Association sponsored event. If you want a garage sale event this summer, volunteer to lead the event by contacting Kathi Price!

Winter in the Ville...

Valentine Day Celebration at Maybury Farm on Saturday, February 15th from 10am-2pm.

Line Dancing at Genetti's. Free on February 19th from 7-9pm.

Chili in the Ville, February 22, 1-4pm in Downtown Northville.

Tipping Point Theatre at www.tippingpointtheatre.com

Marquis Theatre events at northvillemarquis.com/events



Send BHP event ideas to Kathi Price at kprice1957@gmail.com.

A Social Experiment.....

Over the last year, there have been many homeowner requests to share information via the newsletter. With some experience under my belt, I'm willing to extend this forum with content from you!

To keep content positive and of general interest I will retain the right to decide appropriate content for this platform.

Ideas for Sharing (Comments/Pics):

- Are you new to our community? Lived here a while? Introduce yourself!
- Have you remodeled your condo and want to share your results? Offer to share your experience with others making a similar decision.
- Thank a neighbor for a kind deed.
- Share a picture of the community.
- Share pics of an Association event.
- Recommend volunteer opportunities.
- List your own condo or boat for sale.

Rules for Sharing

- The newsletter is monthly so content can't be time sensitive.
- Send to me by the 15th of the month for inclusion that month.
- No commercial sales/advertising.
- Must be brief and cannot be anonymous.
- Only positive content will be accepted.

Let's try it for a few months and see if there is interest!

Sharon at sgarbarz01@gmail.com

Free Waste Containers!!!!

Submit a maintenance request on the website to order a **FREE** Waste container from Waste Mgt. This will eliminate birds and animals from breaking into garbage bags and scattering trash.

Trash Schedule

Trash: Every Wednesday

Recycling: Every other Friday

Yard Waste: Next pickup in the spring.

Need a Contractor?

The Board recommends Zimmer Contracting for reasonably priced kitchen, bath, and general remodeling, deck replacements, and even small maintenance projects:

Phil Zimmer, Zimmer Contracting LLC
248-444-1610
Zimmer.j.Philip@gmail.com

For help with simple items, contact resident Phil Dennis to see if the Aid Brigade can assist.

Compass Contact Information

Compass Mgt. should be the first point of contact for Co-owner requests and issues:

Phone: (734) 582-9603

Website: www.compass-pm.com

Online Portal:

<https://compassmanagement.appfolio.com/>

Looking for Documents?

Board meeting minutes, past newsletters, governing documents, the homeowner directory, etc., are stored on the BHP Resident website for your reference.

Newsletter Feedback

Drop a note, share a BHP picture, or provide general feedback to sgarbarz01@gmail.com.

Sharon Garbarz
BHP Board Secretary

