

Meeting Minutes for KPOA Meeting 4/10/2025

- **Board Elections Finalized:** Current members commit to two-year terms, with new members added for stability and governance.
- **Community Events Planned:** Summer social events, including a progressive dinner and baseball game, aim to enhance neighbor connections.
- **Financial Health Concerns:** A \$1,700 deficit reported; proposed dues increase from \$50 to \$60 in 2026 to restore reserves.
- **Website Improvements:** New site launched to support online dues payments and enhance communication with residents for urgent alerts.
- **Infrastructure Safety Measures:** Collaboration with township to address road maintenance and improve traffic safety through enforcement and monitoring.
- **Architectural Oversight Established:** Continued focus on compliance with setback rules and tree preservation to maintain neighborhood aesthetics and property values.

Notes

Board Elections and Member Introductions

The board confirmed continuity with current members and welcomed new participants to maintain steady leadership and community involvement (04:00).

- **Board continuity secured with key members agreeing to two-year terms (02:16)**
 - Members David, Grace, Jan, Paul, and Tom committed to extending their service.
 - Laura Renton and new board member David Wrecker were added for one-year and two-year terms respectively.
 - The decision reflects a desire for stable governance amid limited turnover.
 - The board motion to approve terms passed unanimously, reinforcing collective support.
- **New members introduced to foster neighborhood connection and committee participation (04:00)**
 - David Wrecker, Joe Hill, Pamela Kubiak, Pierre Deport, and others shared residency details.
 - Pierre Deport will contribute to the architectural approval committee, emphasizing oversight on neighborhood aesthetics.
 - Members' long-term residency, ranging from recent arrivals to over 50 years, was highlighted to strengthen community ties.
 - This introduction supports transparency and encourages active engagement across the neighborhood.

Community Social Activities and Engagement

The neighborhood is enhancing social opportunities with traditional and new events to build community spirit and participation (08:42).

- **Summer social events planned to boost neighbor interaction and enjoyment** (08:42)
 - A three-part progressive dinner is scheduled for July or August with two homes confirmed as venues.
 - A private suite at Jimmy John Field for a baseball game will offer food and a social atmosphere at \$40 per ticket.
 - The Birmingham Bloomfield Beavers, last year's champions, are the favored home team to watch.
 - These events are designed to encourage neighborly connections during warm months.
- **Ongoing and seasonal activities maintain community tradition and fun** (10:16)
 - Halloween night festivities and a neighborhood lemonade stand for kids continue as annual highlights.
 - Coffee gatherings are encouraged with volunteers ready to host, supporting informal socialization.
 - The Christmas party was successfully organized by residents, demonstrating community initiative.
 - These activities strengthen bonds and provide low-cost, accessible ways to engage year-round.

Financial Health and Dues Management

The HOA is managing a budget deficit while considering a dues increase to restore reserves and cover rising costs (18:12).

- **2024 financial report shows a \$1,700 deficit and highlights expense pressures** (18:12)
 - The year started with **\$22,406** and ended with **\$20,675** after expenses of **\$8,900** exceeded income of **\$7,170**.
 - Major costs include island maintenance, tree replacement, and legal fees related to deed restrictions.
 - Efforts to reduce expenses include limiting fertilizer applications and skipping aeration, saving about **\$400**.
 - The board aims to restore the recommended reserve balance of **\$25,000** for unexpected costs.
- **Dues collection progress and plans to increase fees to sustain financial stability** (23:10)

- Dues were billed for **129 parcels** with **65% collected** amounting to **\$6,275** so far.
- The current dues of **\$50**, unchanged since 2013, are proposed to rise to **\$75** in 2026 to offset inflation.
- The board discussed minimizing expense increases and enhancing collections to avoid further balance erosion.
- Members were invited to provide input on the dues increase, with plans to finalize it based on year-end results.

Website and Communication Improvements

The neighborhood website is live with plans to add payment options and improve urgent communication channels (14:45).

- **KentmoreSub.org launched and will soon support online dues payments** (14:45)
 - The new site replaces the old one and enables better access to community information.
 - Online payment is expected within a week, simplifying dues submission alongside traditional checks.
 - Residents praised the site's functionality and requested event calendars and social pages for better engagement.
 - The board is open to ongoing content suggestions to keep the website relevant and useful.
- **Urgent alerts and subscription features are being developed to improve neighborhood safety** (15:12)
 - A recent coyote sighting was posted to warn residents promptly.
 - Plans include email blasts and possibly text alerts for urgent issues like animal sightings or break-ins.
 - Website password protection is currently a single shared password but individual access management is under consideration.
 - This upgrade aims to ensure timely, secure, and effective communication for residents.

Neighborhood Infrastructure and Safety Concerns

Road maintenance, traffic safety, and property upkeep are top priorities to preserve community character and wellbeing (33:14).

- **Road repair challenges are being addressed with township collaboration and alternative methods** (33:14)
 - Current rubber materials on roads are failing due to snowplow damage, prompting calls for improved fixes.

- Noah Mahalski of Bloomfield Township is investigating a slurry asphalt and tar method used successfully on Woodward.
- Road plowing and regrading are delayed due to weather but prioritized on the township's schedule.
- Ongoing communication with township and county officials ensures responsiveness to resident concerns.
- **Traffic speed and safety issues near neighborhood entrances prompt enforcement and advocacy** (36:18)
 - Speed monitoring signs have been installed on Lenox, and police send warnings to speeding vehicle owners.
 - Residents are encouraged to report speeding cars with license numbers to support enforcement efforts.
 - The dangerous intersection at Squirrel and Square Lake roads requires additional safety measures, possibly signals.
 - Increased child pedestrian activity raises urgency for traffic calming to protect families.
- **Drainage maintenance and mosquito control remain important for public health** (34:50)
 - Oakland County recently cleared ditches, but blocked culverts and tree roots still cause drainage issues.
 - Persistent follow-up with county officials is planned to ensure full resolution and prevent mosquito breeding grounds.
 - Residents are advised to report issues early to maintain safe and clean neighborhood conditions.
 - The board emphasizes cooperative stewardship of shared infrastructure to retain property value and comfort.

Architectural Oversight and Community

Aesthetics

The board remains vigilant over building projects and tree preservation to maintain neighborhood character (39:05).

- **Setback and tree removal compliance monitored to protect neighborhood look and feel** (39:05)
 - The project at 1211 Lenox required architectural revisions to meet setback rules and tree replacement mandates.
 - The township enforces replacement of removed trees at 95% diameter for tagged trees six inches or larger.

- Board members actively communicate with architects and the township to ensure adherence to deed restrictions.
- Maintaining these standards preserves the park-like atmosphere and property values.
- **Community input and vigilance encouraged for ongoing construction and landscaping activities (40:44)**
 - Residents are urged to report concerns about tree cutting or permit postings to board members.
 - Active monitoring helps sustain the historic charm and consistent appearance of the area.
 - The board acts as a liaison between residents and township officials to address development issues promptly.
 - This oversight supports long-term neighborhood desirability and resident satisfaction.

Action items

Tom McInerney

- Solicit and implement suggestions for website enhancements including social calendar and alert subscription features (14:30)
- Coordinate integration of online payment system for HOA dues within next week (14:30)

Gwen Fitzgerald

- Continue efforts to collect outstanding dues from approximately 45 owners (23:45)
- Monitor expenses closely and enact cost-saving measures: reduce island fertilization applications, skip aeration, and shop for better insurance premiums (22:29)

Pierre Deport

- Follow up with Oakland County on ditch jetting and blockage; escalate if necessary including physical removal of obstruction (34:50)
- Monitor new construction at 1211 Lenox for compliance with setbacks, tree replacement, and permit postings; report concerns to township as needed (39:05)

Jan Brown

- Coordinate scheduling and promotion of progressive dinner, Jimmy John Field baseball event, Halloween party, lemonade stand, and neighborhood coffees (08:42)

Unassigned

- Develop and distribute welcome packets for new residents including directory, bylaws, website info, and local coupons (30:13)
- Organize and promote Kentmore Beautification Spring cleanup event April 21–27; arrange delivery of cleanup bags (31:49)
- Encourage residents to report speeding and traffic violations with license numbers to police (36:18)