



# Partridge Creek North Homeowners Association Annual Meeting

March 30, 2024, 3 - 5 pm  
Ypsilanti Public Library  
Whittaker Road

# Introductions



## OFFICERS

Emily Grish - President  
Kelly Infante - Vice President  
Vernnaliz Carrasquillo – Secretary  
Susan Williams – Treasurer

## BOARD MEMBERS

Michelle Cyrus, Engagement Committee Chair  
JaVon Jason, Engagement Committee Member  
Josh McCoy, Landscape Committee Chair  
Leon McPherson, Webmaster

Daryl Barton – Attorney (not a board member)

# Agenda



## Annual Meeting:

- Engagement Committee Update
- Refreshed Website & Contact Form
- Landscape Committee Update
- Financial Report
- 2024 Board Membership
- Q & A

## Home Improvement Vendors:

- Kristi Hodson - Artistic Kitchens
- Jill Fagan - Jill Fagan Interiors
- Jay & Tonja White - Shades of White



# Engagement Committee Update

# 2023 Engagement In Review

June –

- Multi-subdivision Yard Sale

July –

- Rock The Block Neighborhood Party

October –

- Halloween Celebration

November –

- Fall Family Photo Shoot

December –

- Holiday Lighting
- Caroling



# 2024 Engagement Committee Plans

May -

- Karaoke Night

June —

- Multi-subdivision Yard Sale

July -

- Salsa Dance Night

August -

- Rock The Block Neighborhood Party

October —

- Fall Family Photo Shoot
- Halloween Celebration

December —

- Culture Night





# Refreshed Website & Contact Form





# Landscape Report



# Landscape Committee Update



**Asphalt Path** - Now complete! Reminder surface will harden in the summer months as it gets hotter outside.

**AK Lawn Care** - Three year agreement signed (March 2024-March 2027)

**Pond Maintenance** - Washtenaw County Drain inspector, David Streeter, is obtaining bids to improve pond drainage. Work to potentially be paid for by the county & estimated for late summer. Hoping for a dry summer!

**Goats** - Yes, goats! Engagement and Landscape Committees are partnering with a local vendor to use goats to reduce growth around ponds.



# Financial Report

# HOA Dues Collection Status

**96.6% Are Paid In Full**

2023 Distribution of A/R			
Dues Owed	# of Homes	Overall %	Balance
0	283	96.6%	-\$5
>325	3	1.0%	\$1,015
>500	2	0.7%	\$1,770
>1,000	2	0.7%	\$2,869
>2,000	1	0.3%	\$2,945
>\$4,000	2	0.7%	\$11,020
Outstanding Balance	293	100%	\$19,613

**Thank you to our homeowners who consistently pay their dues!**

Year ended with 10 Homeowners in arrears, 5 less than 2022:

- 9 Liens filed; 1 homeowner on payment plan
- 3 lawsuits filed in Q1 2024 to collect top 3 balances

# Partridge Creek North HOA Budget January – December 2023

▼ Ordinary Income/Expense	
▶ Income	93,670.00
Gross Profit	93,670.00
▼ Expense	
Bank Service Charges	24.00
▶ Insurance	2,848.00
Landscape Architectural Service	2,812.50
Landscaping Maint. Contract	43,869.08
▼ Landscaping, seasonal projects	
Holiday Lighting	2,362.75
Mailboxes	960.00
Sidewalk Maintenance	2,948.75
Tree Removal	12,730.00
Walking Path Refurbishment	10,000.00
Total Landscaping, seasonal projects	29,001.50
Licenses and Permits	20.00
▶ Professional Fees	430.00
▶ Repairs	2,766.76
▶ Social Committee	3,401.50
▶ Supplies	1,850.73
▶ Utilities	617.01
Webhosting	19.99
Total Expense	87,661.07
Net Ordinary Income	6,008.93
▶ Other Income/Expense	8.92
Net Income	6,017.85

Income = \$93,670

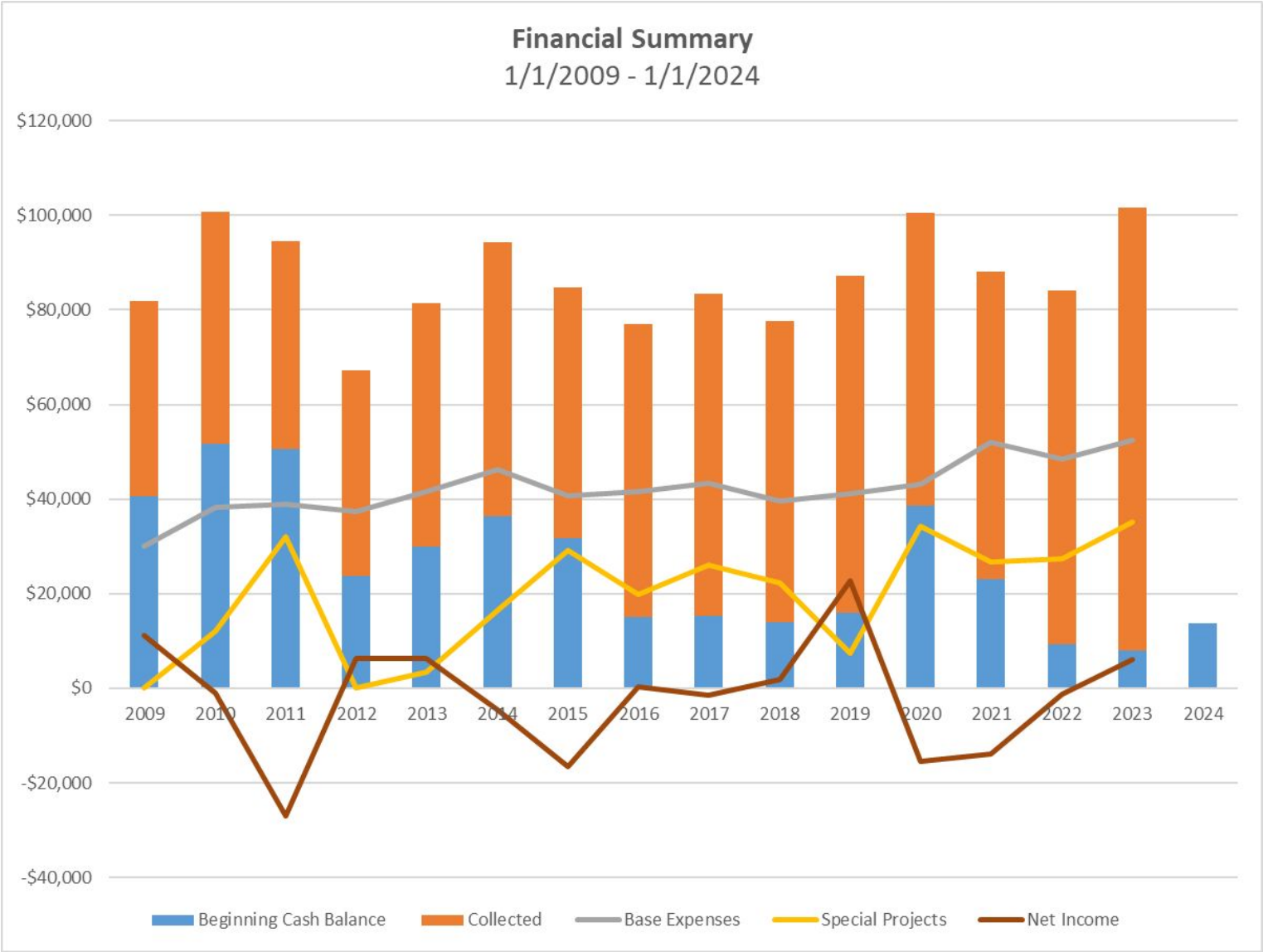
Major Expenses:

- Landscape Contract \$43, 869
- Fallen tree removal \$12,730
- Walking Path Repair \$10,000

Net Income = \$6,017

- Positive Net Income
- Last occurred in 2019

# Positive Year Over Year Trends



# Board Membership

## 2023 Board



### Halfway thru 2-year Term

Michelle

JaVon

Josh

Leon

Susan

### ~~2024 Board~~ 2024 Board

Kelly

Soliciting Board Member Nominations, as well as Project Volunteers

Vernhaliz

Emily

### Reference Material:

- Board Meeting Procedural Guidelines & Member Behavioral Norms
- The Role of a Homeowners Association Board of Directors

# Q & A



HOA Website: <http://preservehoa.net>  
Board email: [board@preservehoa.net](mailto:board@preservehoa.net)