

Balmoral Orchards Property Owners Association 2022 Annual Meeting

October 12, 2022



Balmoral Orchards - Meeting Agenda

- Neighborhood Business
 - Review/approval of [2021 meeting minutes](#)
 - Officer Intro/Election
 - Treasury/Balance Sheet/Dues status
- Old/New Business
- Township Info
- New Neighbors
- Other Topics

Balmoral Officers

	Current
President	Peter Rosinski
Vice President	Eric Pearson
Secretary	Carol Pearson
Treasurer	Carlos Guerrero

- Any volunteers interested to assume a Board position?
- Additional volunteers welcome!
 - Social chair
- Motion to approve/reject the current Board for 2022/2023 term?

Balmoral Orchards – Association Balance Sheet

Beginning Balance (10/11/2022)	\$25,470.62
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HOA Dues Receipts (includes past due year payments)	\$7,450.00
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Expenses

DTE Energy (\$245.38)	
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Lawn Maintenance (\$1,669.00)	
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Postage (\$46.00)	
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HOA Insurance	(\$872.59)
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Party Reimbursements	(\$79.90)
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Balmoral Orchards – Dues Status

- 57 Members have paid dues in-full (Thank you!)
- 7 Members have unpaid dues.

– **Total Outstanding Dues: (\$2,200)**



Old/New Business

- Proposed Development (across from Market Square)
 - Issue: proposed rezoning to a Planned Development District (PDD) from “residential” and build a high-density development of short-term rental townhomes
 - West Bloomfield Township Planning Commission Meeting was held October 11th. Several members from Balmoral attended. P. Rosinski spoke on behalf of the BOPOA in opposition during the HOA hearing portion, and Peter Maithel spoke in opposition during the public hearing portion.
 - A motion to reject the proposed recommendation for rezoning (and this development) was approved by the Planning Commission.

Old/New Business

- Social Calendar: How do we proceed for the coming year?
 - We need volunteers to lead planning for events or else they will not happen. The Halloween Party is currently at risk.
 - Food Trucks: Balmoral hosted twice in 2021, but it became difficult to get commitments this year without guaranteeing a minimum order.
 - A Social Chair is most welcome to coordinate new ideas.
- Roads: Is there interest in repairing our roads?
 - This topic is raised annually at our POA meetings, but participation has been too low to gauge interest.
 - Our first step is the recent “interest survey” (prior to Twp engagement)
 - A next step engaging the twp expresses interest in conducting a study.
 - No \$ to be spent without an official poll of our POA (i.e. all households)
 - Barrie Borovsky has volunteered to coordinate our investigation.

Balmoral Roads Survey (Oct 2022)

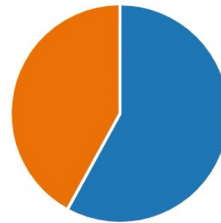
This [survey](#) was initiated and conducted by the BOPOA Board only to gauge interest in discussing this topic. Any engagement with the Township to proceed will require a majority vote of all households in Balmoral Orchards.

Questions

Responses 50

1. Do you feel replacing or resurfacing the internal subdivision roads of Balmoral Orchards is a project worth pursuing?

[More Details](#)



2. Street name of your property:

[More Details](#)



Survey

Responses:

47/64 registered property owners responded (73%)
17/64 did not (27%)

A majority of respondents agree that the project is worth pursuing.



Questions

In terms of increased property values, do you have any idea how much the average increase is (e.g., 1%, 5%, 10%)? Over how many years?

While empirical, a lot of articles reference common themes related to improvement of property values. These include; having an HOA, maintaining clean public spaces, landscaping and lighting, good neighbors(!), infrastructure improvements. fyi:

<https://pocketsense.com/easy-ways-raise-neighborhoods-value-12217497.html>

Related to the above, is an “updated road” considered paving an existing dirt road, repaving an already paved road, etc.?

For BOPOA the discussion is about repaving the existing roads, including to what level (options include a resurface, complete tearup, etc.)

Do you have email addresses for all BOA members? Will those for whom you lack one be contacted?

We are missing email addresses for **4603 Hedgewood, 4635 Hedgewood, 5516 Priory, 5632 Priory, 5647 Priory**. We ended up successfully reaching 73% of Balmoral homeowners in this initial non-binding general interest survey.

Is the “majority vote of homeowners” based on a quorum/required percentage of member households voting (e.g., a majority of 70% who must vote), or simply a majority of those who participate in the vote (e.g., 21 of the 40 who vote)?

For the informal survey, we sought but not did not achieve - nor require - a vote of every property owner. These results based on 73% of the neighbors who voted suggest there is interest in pursuing the project.



Funding Summary

- There are two ways to fund a road project; direct payment or with township assistance (Kirkwood followed this path).
 - The complete process is detailed here:
 - [https://www.bloomfieldtp.org/Services/EES-Department/Special-Assessment-Districts-\(SAD\).aspx](https://www.bloomfieldtp.org/Services/EES-Department/Special-Assessment-Districts-(SAD).aspx)
- Special Assessment District (SAD) Highlights:
 - The (SAD) requires an official petition, with estimated project costs to be signed by the residents in the proposed Special Assessment District.
 - This petition must be signed/approved by 51% of the property owners in the proposed Special Assessment District and also include the majority of the total frontage on the road.
 - After a successful petition has been approved by the Township Board of Trustees, engineering plans and specifications are developed for public bidding.
 - The Township Board of Trustees will hold Public Hearings for the residents in the proposed district before proceeding with the construction and imposing the special assessment.
 - The financing of the project is contingent upon the available funding at the time the petition is approved by the Township Board of Trustees. If the actual costs after the bid come in 10% higher than the original estimate, a public hearing is provided by the township.
 - If approved by the Township Board of Trustees, at the start of the construction of the project, the Property owners benefitting from the road paving pay for the entire cost of the project through an assessment. Each property owner has the option to pay the assessment in full or finance the assessment up to fifteen (15) years. Assessments being financed will be billed annually along with their winter tax bill.

For Consideration:

- The Road Commission engineering study will include infrastructure repairs such as under-street culverts.
 - Driveway culverts are the homeowner's responsibility
- Electrical Repair
 - Pebbleshire/Quarton entrance wiring can be addressed under a full tearup.
- Street Lighting
 - Knob Hill neighborhood used repaving as an opportunity to add streetlighting.

Old/New Business

- Luminaries: a success in 21/22 on NY Eve: is there a motion to continue in 22/23?



Your Luminary Kit!

- 1) Your kit contains a minimum of 10 bags (including the kit container bag) and 20 LED candle lights.
- 2) By 6:00pm on New Year's Eve turn on your candle lights by the small switch on the bottom of the light, and place 2 lights per bag.
- 3) Add a rock or some other weight (sand, etc.) to the bag in case there's a breeze.
- 4) Place your lit luminaries evenly spaced along the street in front of your home. They should last at least until midnight to help ring in the new year!
- 5) You can leave them out all night if you wish. They are yours to keep!

Balmoralorchards.com

Old/New Business

- By-laws:
 - The current by-laws can be found on the Balmoral Orchards website.
 - Pending MI state legislation regarding HOA bylaws/restrictions has prompted a review of BOPOA bylaws.
 - Our bylaws are not registered with the state, so not impacted. Registering new bylaws will first need approval of all residents
 - Drafts have been prepared, but need further professional review (\$).
 - **Should Balmoral continue to pursue updating our by-laws?**

Bloomfield Township Ordinance Questions?

Ordinances and Resolutions

If you have an Ordinance question, complaint or comment, there are several ways to contact the Ordinance Division:

Phone 248-594-2845

Submit a [Form](#) via email

The Ordinance Division will respond to you as soon as possible.

<http://www.bloomfieldtwp.org/>



New to Balmoral Orchards?



- As a homeowner, you are automatically a member of the BOPOA - please submit or update your [email/contact info via our website](#)
- Contact anyone on the Board for help getting acquainted with the neighborhood.
- You are welcome to get involved in our community!

Other Ideas/Suggestions?!

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- Thanks!



Appendix



Survey Comments 1

1. If approved, will this be a lump sum that each residence owes all at once?
2. Cost is too much for us.
3. Please consider those residents who will not benefit from an increased property value over the next 10 years. Many residents have young families and intend to stay here more than 10 years. Therefore replacing the roads now MAY increase values, no guarantee, but those staying longer than 10 years will not see that increase. They only pay for the replacement and increased taxable value, increase in taxes as well with little to no return.
4. Yes, it's not a brand new road, but the roads are not that bad. In addition, consider the environment waste that's not necessary. All the construction debris and chemicals in asphalt. Most of the debris ends up in a landfill, for what? A nicely looking road. It's a waste in environmental resources, an increase on homeowners that won't see an ROI, and could be detrimental to anyone on a fixed income, particularly seniors.
5. When the road is truly falling apart and needs replacement, I will be in favor of it then, but not for keeping up with the Jones'.
6. The 696 project just came in 34% over estimate. The roads need reconstructing, but the market is too volatile right now.
7. Would like to know the cost before committing to the project. Thanks!
8. If final cost is in 12-14k range probably but if 20k likely not so much



Survey Comments 2

9. The roads are literally crumbling beneath our feet and we're beyond patching.
10. Need a new roof. Bad timing.
11. Bad time financially for many people. Maybe re-visit in a couple/few years when the economy recovers?
12. Fix the damn roads :)
13. Right now is an awful time to consider this action. The prices are so inflated that we'll pay way more for less quality. I'm very interested in it but I bet our costs will be \$2-3K more per household. I vote we wait at least one or two more years before we pull the trigger on this
14. Not a worthwhile investment.
15. How extensive was the Kirkwood paving project? full reconstruction - removal of asphalt and base material, two levels of asphalt, asphalt overlay - partial removal of existing asphalt, one level of asphalt placed on top - I believe similar to the asphalt repair on Quarton a couple of years ago.
16. I support this initiative 100%
17. In light of the current recession, it is not a good time to be asking residents such a huge expense.
18. Interested in initial exploratory review but not committed at this time until more concrete numbers are available. But thank you for looking into this for us.
19. Does this need to be done through the city or can we hire our own contractor from the quotes Josh Zeid provided last year?

Survey Comments 3

- 21. The lien on properties would be detrimental to home values. Absolutely a waste of money. Let's please learn from our sister HOA.
- 22. What is being considered ----asphalt or concrete? Concrete more expensive.
- 23. Our Driveway as well as the neighbors are on Broughton will this small section (200') from pebbleshire to the back of the property line also be considered in this project?
- 24. We are interested in hearing more about what the project would entail and the cost, but aren't necessarily 100% on-board with redoing the roads.

