

TORWOOD HOMEOWNERS ASSOCIATION

2013 Annual Meeting

October 23rd, 7pm

Saline District Library

INTRODUCTIONS

- President - Heather Singh
- Secretary – Matt Gifford
- Treasurer - Steve Ingram

SPECIAL RECOGNITION

- Architecture/Landscape Committee Members: Gary Ancinec, Sonja Caprarese , Jen Gifford, Wade Tornquist, and Mike Weber
- Periodic Maintenance of Access Points to Wooded Common Area: Paul and Julie Naida, Ed and Pat Hollyer, Jason and Michelle Whalen, Jim and Jan Israel
- Watering of Hillside Behind Lots 108 and 109: Rahul Holla and Shilpa Rao-Holla, Matthew Williams and Gina Mueller-Williams
- Lawn Maintenance of Common Areas Adjacent to Their Homes: Glenn and Tina Munroe, Milan and Catherine Radovich, Jeff and Sherri Wolf, Adam and Jamie Huddleston, Jeff and Nevine Holtz, Chris and Paula Prisby, Richard and Cassiana Ebert, John and Joanne McDonough, Peter and Lauren Bowman, John and Kristen Phillips, Matt and Stacy Warner, Eric and Valerie Bailey, Lloyd and Lisa Bozzi, Rick and Wendy Tommelleo, George and Anna Saylon, Hsing and Sarah An, Dennis and Donna Kittel
- Trails Committee: Gary Ancinec, Amy Lepore, Allan Leslie, and Milan Radovich

2012 Annual Meeting Minutes

ARCHITECTURE/LANDSCAPE COMMITTEE UPDATE

- **2013 Project Review Applications to Date:** The Architecture/Landscape Committee reviewed and approved 13 Project Review Applications, including 8 requests for additions to/planting of new landscape elements and 4 requests for decks or patio improvements, and 1 request for the placement of an egress basement window.
- **Ongoing Projects:**
- Investigating the most cost effective and efficient way to replace worn and damaged mailboxes and posts
- Determining what steps need to be taken to update and spruce up the front entrance island
- Compiling a list of local nurseries willing to offer a discount to Torwood residents to replace trees in the rights-of way
- Creating a detailed request for proposal, contacting local landscapers, and securing bids to replace the current landscape/snow removal contract which expires on December 31st, 2013.

2013 PROJECT UPDATES

- Detention Ponds:

Maintenance on the northern detention pond was completed the week of October 14th. Work on the southern pond began this past weekend and the contractor has been able to clear the drain and allow the water to escape more efficiently. However, the area is still quite saturated and it is possible the maintenance on the southern pond will not be completed until this winter or next summer. The Association currently owes \$2200 to Washtenaw Engineering Company and between \$8030 and \$9030 to Kempher Construction.

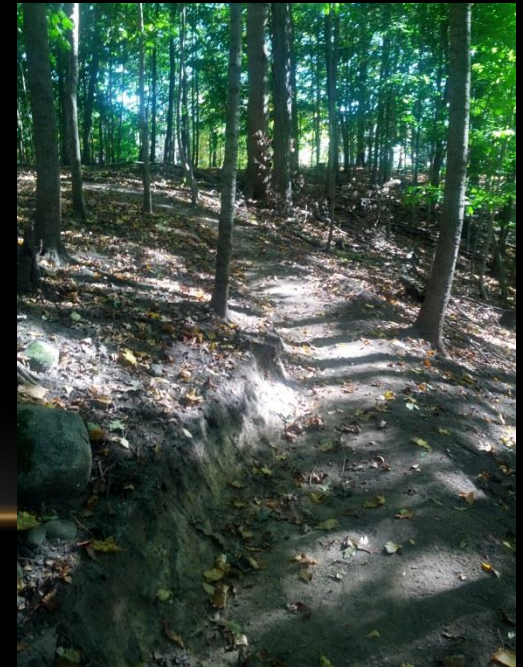
- Lawn Care/Landscaping/Snow Removal Contract:

A detailed request for proposal (RFP) was constructed and sent out to 8 local landscapers. Bids are expected to be received no later than November 15th and a decision will be made by December 15th.

2013 PROJECT UPDATES, CON'T

- Trails Project, Phase 1:

The board created a Trails Project Committee and sought volunteers from the association in March. An open meeting was held in August to present the project to Torwood residents. The board approved the purchase of trail building tools and the supplies necessary to complete one set of stairs. Volunteers have been working to develop graded foot paths along a trail in the common wooded area that is meant to protect the privacy of adjoining homeowners and the ecological nature of the area.





TREASURER'S REPORT

<u>October 2013</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
	<u>Full Year</u>	<u>Forecast</u>	<u>Prelim Budget</u>
<u>Revenue (*not accounting calander based)</u>			
*Dues	22,500	22,500	22,575
Special Assessment - Detention Ponds	-	7,650	-
Total Revenue	22,500	30,150	22,575
<u>Expenditures:</u>			
Landscape Maintenance - Lawn Care and Snow Removal	10,082	11,514	10,947
Detention Ponds - Engineering	2,900	2,200	-
Detention Ponds - Permitting	500	(400)	-
Detention Ponds - Excavation (*Estimated)		12,780	-
Common Space Maintenance and Capital Improvements	3,232	747	3,500
Tree Removal	656	570	600
Liability Insurance	1,222	1,171	1,171
Utilities	314	330	340
Professional Services		1,211	900
Administrative Fees:			
Postage, Mailings, PO Box	279	60	60
State Licensing	20	20	20
Banking Fees	42	82	82
Misc.	130	61	75
Marketing: website service & Annual News Letter	243	275	283
Total Expenditures	19,621	30,620	17,978
2013			
Projected Ending Balances			
Checking			14,572
Savings			3,106
Total			17,678

BOARD ELECTIONS

- 3 Board positions are up for election
- Current Nominees are (in alphabetical order):
 - Gary Ancinec
 - Dirk Beekman
 - Chris Pottebaum
 - Heather Singh
- Please vote for 3 candidates.
- You may also choose to write in and vote for any Torwood Homeowners Association member in good standing.

GARY ANCINEC
759 PEMBROKE DRIVE

My name is Gary Ancinec and I am running for a 1 year term on the Board of Directors. My wife, Kathy, and I have lived at 759 Pembroke Drive since 2010. We have 2 children in college.

I have been employed with the Federal Aviation Administration for 24 years as an air traffic controller and in various management positions. I am currently the Support Manager for Training at Detroit Metro Air Traffic Control Tower. I graduated from Purdue University with a degree in Leadership and Organizational Management.

I was a block representative in the Countryview Estates Homeowner's Association in Fort Wayne, Indiana. I was a member of the Harrison Hill Citizen's Crime Watch in Fort Wayne. I served for 6 years as a volunteer firefighter in Freeland, MI. I have served as a Treasurer, Vice-President, and President of Optimist Clubs in Lafayette and Fort Wayne, IN. I have been on the Landscape Committee at Torwood since last year.

I like to spend my free time outdoors, reading, or rooting for the Wolverines.

DIRK BEEKMAN

733 WEST CASTLEBURY CIRCLE

CURRENT POSITION:

- Global Vice President of New Product Development at Dawn Food Products
- Tad and Ellie live with me and attend Saline High School
- I have a B.S. And Ph.D. From Iowa State University in Food Science&Human Nutrition, and an M.S. Degree from the University of Nevada, Reno in Muscle Biology.

RELEVANT EXPERIENCE:

- Managed groups of up to 100 professionals
- Interact with all functional groups to keep company flowing smoothly
- Responsible for 10 million dollar budget
- Lived in Saline and in Torwood for over 5 years.
- Support Saline HS Culinary programs continued growth
- Past experiences on homeowners board in Greer, South Carolina
- Past experiences as trustee of Faith Community Church in West Chester, Ohio
- Volunteered in multiple church organizations as finance lead, and league representatives in basketball and soccer recreational programs
- I am a member of the Saline Masons and am on the Saline HS strategic development council

STATEMENT OF PURPOSE:

- I feel my experiences of working with a diverse group of people to obtain a common goal can be a benefit to the Torwood community. Finding common ground where all the residents feel like we are making progress in the direction and decisions that are made is critical for our continued success. That means reaching out and involving our residents, listening to, and acting upon our neighbors' needs.

CHRIS POTTEBAUM
761 WEST CASTLEBURY CIRCLE

My name is Chris Pottebaum and I am running for a position on the Torwood board of directors. My wife's name is Stacey and we have two boys. Thomas is five and attends Pleasant Ridge. My youngest son, Daniel, is one and a half. We are parish members at St. Andrew's church. Our family moved to 761 W Castlebury Circle in the spring of 2011. Over the last two years, we have met so many good people in our neighborhood and have many great friendships.

I graduated from college with a degree in mechanical engineering. For the past ten years, I have been working in the automotive industry. My current position is an engineering program manager. During my professional career, I have learned how to solve complex problems, work within budgets and lead several teams. I also have experience in landscaping and construction management.

I am interested in this position because I love this neighborhood and want to see the best for it. I would greatly appreciate if you would consider voting for me.

Thank you

HEATHER SINGH

674 BANNOCK COURT

I have had the pleasure to serve on the board of the THA since January 2010 and am currently finishing my fourth year on the board at the end of my second term. I served 1 year as the member-at-large, 1 year as secretary, and for the past 2 years as president. I would like to continue on the board to assist with the completion of several projects that have been before the board for several years, including the maintenance of the detention ponds, improvements to common elements throughout the sub, and the replacement of worn and damaged mailboxes and posts.

I have been the sole-proprietor of a business offering professional childcare services since 2001 and am co-owner of StreetFest Productions, LLC, which produces and organizes large outdoor events, most notably the State Street Area Art Fair, one of the 4 main fairs that comprise the Ann Arbor Art Fair.

My kids and I moved to Saline in September of 2008 and our family resides at 674 Bannock Court. I graduated with 2 degrees from the University of Michigan in 1996 and had been trying to move back to the area since leaving for a job in Ohio in 1998. I love Saline and all of the greater Ann Arbor area. I believe Saline is the best place in the country to raise a family. Residents can enjoy all of the benefits a larger city has to offer like access to museums, cultural events, restaurants, etc., while at the same time enjoying all the perks of a small town such as less congestion, the beauty of a natural environment, the ability to run into friends and family while out and about.

I would like the opportunity to continue to generate community spirit and goodwill within our neighborhood and to work towards maintaining Torwood's reputation as one of the premiere and best subdivisions in Saline.

2014 PROPOSED PROJECTS

- Continue to organize neighborhood events like the Annual Spring Clean-Up, June Garage Sale, August Garage Sale, Neighborhood Picnic
- Implement a program and begin to replace the most worn mailboxes and posts
- Address common area property line boundary and encroachment concerns
- Negotiate with local nurseries to get the most competitive prices for homeowners wishing to replace dead, dying, or missing trees in the rights-of-way throughout the sub
- Continue preservation, management and maintenance of common areas
- Make improvements to island at the entrance of the sub
- Make improvements to the access points to the common wooded area
- Continue to progress Phase 1 of the Trails Project
- Begin to develop a plan for Phase 2 of the Trails Project to connect the access points along West Castlebury with the access point off of East Castlebury
- Complete the maintenance of the southern portion of the southern detention pond (if unable to complete in the fall of 2013)
- Create a detailed schedule of maintenance activities for the detention ponds, common elements and trails that will be performed by the board in conjunction with the Architecture/Landscape Committee and neighborhood volunteers
- Scan a searchable copy of the By-Laws and post to the website

Q&A

Thank you for attending!