

Woods of Novi Homeowners Association

General Meeting – May 28, 2026

NOTES

INTRODUCTION OF BOARD MEMBERS

Leslie Capell (President) | Lindsey Pitch (Secretary) | Steve Flake (Treasurer) | Patrick Cusick | Ed Soltysiak | Al Young | Ian Monson | Vacant

GUEST SPEAKER, Sheryl Walsh-Molloy, Novi Communications Director:

- Capital Improvement Plan Millage Renewal
 - Up for vote in November
 - The things purchased with this millage were parks, splash pad, and other community spaces
 - The renewal will not increase taxes
- PS Buildings Update
 - Last year the public safety bond was on the ballot for new police headquarters and several fire stations
 - This was approved
- Road Construction Update
 - 14 mile road commission said they should be done in June
 - The line has been fully repaired from Haggerty to East Lake Drive and redundancy is fully in place, so that if there is another water main break in Farmington Hills there is another line in place to diver things
- Novi Community Fest flyers were handed out
- Questions from members:
 - There appears to be more and more litter around Novi, especially M-5
 - Michael Agrusa called the city and was told they don't see any litter
 - Sheryl apologized for the response from the City and noted that she has seen it too and will notify the City Manager
 - She also encouraged all residents to help keep our neighborhoods clean but picking things up when we're out and about.
 - What can we do if we see trash to report?
 - These requests can be submitted through [this link](#) on the Novi website.
- Also, here is a list of helpful links from the City of Novi:
 - Novi 2050 Vision Community Survey: cityofnovi.org/novi2050
 - CIP Millage Continuation: cityofnovi.org/2026CipRenewal
 - Public Safety Buildings Updates: cityofnovi.org/PSbuildings
 - Mayor's Youth Forum: cityofnovi.org/MYF
 - Novi Community Fest, June 4: cityofnovi.org/novifest
 - Novi Road Construction updates: cityofnovi.org/BetterRoadsAhead
 - Public Right-of-Way and Telecom Providers: cityofnovi.org/row
 - Food Scrap Composting Pilot Program: cityofnovi.org/trash/food-scrap-composting-program/
 - City of Novi Map Gallery: cityofnovi.org/community/map-gallery/
 - Development Projects in Process: cityofnovi.org/services/community-development/development-projects-in-process/

- Lastly, please be sure to subscribe to our podcast, Now You Novi, on [YouTube](#), [Spotify](#), or [Apple Podcasts](#). Aside from social media, we share a lot of information there. In fact, there is a lot of info on our YouTube channel in general. It's a great resource.

GENERAL BUSINESS AND REPORTS

- **Communication methods**
 - Nextdoor.com: www.woodsofnovi.nextdoor.com
 - Facebook Group: Woods of Novi
 - Website: www.woodsofnovi.com
 - Email: woodsofnovihoa@gmail.com

TREASURERS REPORT

- **2026 Dues**
 - Notices went out May 22, 2026
 - Current dues are \$325
 - It is likely these will go up next year to increasing prices all around
 - The board voted to not increase dues this year due to the likelihood of an assessment for the mailboxes.
 - We already have 13 homes who have paid for this year.
 - Please remit to Treasurer Steve Flake by August 1, 2025
 - By check: Woods of Novi Homeowners Association
 - Drop off to Steve Flake, WON Treasurer, 29510 English Way
 - You can now pay via Zelle for those who prefer electronic payment
 - Zelle must be setup on your bank account and in your bank's phone app. Search for steveflake@gmail.com.
 - Contact Steve directly for confirmation, email above or text at 734-657-2245

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WOODS OF NOVI HOA



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- Procedures for payment of dues
 - Homeowners have a 30 day grace period. If dues are not paid by September 1st a \$10 late fee will be applied.
 - An additional \$20 per month late fee will be applied after October 1st.
 - Unpaid dues after January 1st **CAN** be sent to a collection agency.
 - Unpaid dues after July 1st of the following year **SHALL** have a lien filed on home.
 - If a home is put up for sale in the subdivision and the homeowner is not current on their dues a lien **CAN** be filed immediately.
- Questions:
 - Is there an analysis of the increase in prices year to year for the last few years?
 - Steve will work on this analysis
- **Sprinkler Blow-Out** - Notices will be sent in early Fall
- **Annual Summer Party** - Date and Events TBD
 - We are looking for additional volunteers!
 - This is dependant on budget as well

OLD BUSINESS

- **Mailboxes**

- The board has been working to maintain the wooden mailboxes, but as many of you have noticed, more and more problems are occurring. These repairs are adding up and the board is working on a plan to completely replace all mailboxes.
 - As an example: resetting a post and repairing 3 mailboxes is \$1600, whereas the cost to replace those 4 mailboxes and post would be \$1500-2000.
- The board is still gathering estimates from different companies, to replace all 82 mailboxes is projected to cost \$40,000 or more.
 - This is likely to result in a special assessment to homeowners totalling approximately \$500
- Questions:
 - Is it possible to use the 'Cluster Mailbox' option?
 - The board can look into the cost
 - Risks include: increased traffic, available public space, delivery of packages.
 - When will a decision be made?
 - The board will get the information requested above and compare/contrast with the current quotes and then make a decision and notify residents
- **Spring Newsletter** - Was put into newspaper boxes at the end of April
- **Sidewalk**
 - Please report sidewalk erosion to the City of Novi
 - Please contact the city in January if you have at least a 2 inch erosion of your sidewalk as they will slate you for repair
 - The link to report the erosion is on our website
 - The city is planning to come through our subdivision this year and assess trees and sidewalks and make appropriate repairs.
 - They will also take care of any sprinkler heads that are broken in the process.
 - Ask for Ken at the Public Works building
- **Speeding in the Subdivision** - Signs were installed since our last meeting
- **Maintenance of Trees**
 - Homeowners are required to maintain the trees on their property
 - Please trim trees that are overhanging the sidewalk
 - Trees can only be removed if diseased or they pose a risk, and must be replaced according to the Novi Forester
 - If you have questions please contact the Forester: Keith Salowich: ksalowich@cityofnovi.com

NEW BUSINESS

- Request for information ***for HOA use only***
 - Email your contact information to **woodsofnovihoa@gmail.com** This will help us to send out announcements to all residents. Please include:
 - Homeowner(s) name(s)
 - Street address, if this is a rental we need both the WON address and renters names along with the homeowners name and current address
 - Phone number(s)
 - Email address(es)
- Voting on Board Members

- President
 - Nominations: Leslie-Voted in
- Treasurer
 - Nominations: Steve-Voted in
- Secretary
 - Nominations: Lindsey Pitsch - Voted in/KerryWittman to shadow
kerrywittman@yahoo.com, 248-912-8002
- General Members
 - Additional nominations and voted in
 - Kerry Wittman kerrywittman@yahoo.com, 248-912-8002
 - Alison Leinweber - Alysonleinweber@gmail.com, 248-767-1769
 - Ian Monson
 - Pat Cusick
 - Al Young
 - Ed Soltysiak
- Questions:
 - What is going on with the pole and electrical unit near the entrance?
 - It's for the Fiber Optic services in the neighborhood
 - Can the HOA share which landscaping company is used?
 - Outstanding Landscaping, 248-924-1574, www.outstandinglawn.com

GENERAL ANNOUNCEMENTS

- **City of Novi mandatory watering time restrictions**
 - Automatic sprinklers to be used on alternate days between 11pm and 5am
 - Odd number addresses water on odd number days. Even numbered addresses water on even number days.
- **Summary of Bylaws, City Ordinances and General Recommendations**
 - 2025 Update is on www.woodsofnovi.com
 - Complete reference of all the City of Novi ordinances can be found at www.cityofnovi.org
- **Responsible dog ownership**
 - Make sure to pick up after your pet when walking in the neighborhood and using common areas
- **Road Safety**
 - Make sure to drive slowly as there are many children out and about, especially in the summer months
 - Be aware of where you're parking your vehicles so that you don't obstruct views at corners or make it difficult for a neighbor to access their driveway
- **Blocking of sidewalks**
 - It is against the law in Novi to block sidewalks as this causes pedestrians to go into the street when walking
- **Stop sign before sidewalk at Novi Rd**
 - Many vehicles are not stopping at the sign
 - This is dangerous as there are often pedestrians crossing the sidewalk next to Novi Road.
 - Please make sure to stop AT OR BEFORE the sign