

## Moors of Portage Homeowners Association – 2022 Board Updates

Since there will not be an “in-person” Annual Meeting this year the Board will again provide a brief overview on information typically presented at an Annual Meeting. Information shares coming from Board Members is especially important.

Please provide any updates and information to share with the residents. This will be posted to the website for residents to review.

- I. Financial Review: The Association's "Net Worth" (Total Fund Balance) fell \$168,691 in 2021. This was anticipated and largely due to expenses associated with the replacement of our pedestrian path. Operating expenses came in below budget; our operating surplus was \$10,617, or approximately 6 percent. Reserve account gross income was \$17,537, including \$3,437 investment (interest) income. The reserve account experienced a net loss of \$179,307 after accounting for path replacement expenses. Our total fund balance remaining at year-end was a healthy \$195,927.



- II. Old Business.

- 60 new residents moved into Woodbridge Hills in 2021: 37 families in the Single-Family neighborhood and 23 families in Condominiums.
- The community's Pedestrian Walk Path Replacement was completed successfully. Total cost; \$196,845.00
- We are committed to keeping foliage along the walk path trimmed with regularity in certain areas as it grows quickly and can make visibility challenging. Please report any areas of concern to our management agent, Sheila Mowry. Please provide specific details of location, address and pictures are extremely helpful. This information can be emailed to; [smowry@633group.com](mailto:smowry@633group.com).
- Concerns with vehicles speeding on Moorsbridge Road continue to be called in on occasion. We encourage all to voice their concerns directly to Portage Public Safety when you witness dangerous driving. We certainly communicate on behalf of the community yet multiple calls from individual taxpayers has strong impact. The Portage Police have a non-emergency phone number; 269-329-4567.
- Hampton Bog Wetland Area Update; *City of Portage - March 3, 2022*. The following information serves to update you regarding the Hampton Creek Wetland Area Drainage Improvement Project:

The City of Portage has requested the Michigan Department of Environment, Great Lakes and Energy (EGLE) to extend the permit to pump surface water from the Hampton Bog as needed for another year while the permanent improvement project is implemented. Current temporary piping remains in place should it become necessary to resume pumping. In 2021, the city only pumped water from the bog for one week during the summer. Since that time, the water levels have remained low. If the water level in the bog exceeds the historical high-water level, pumping would resume. As conveyed in our April 2021 update, utilizing the existing storm sewers with the Woodbridge Shopping Centre and West Centre Avenue has been determined to be a

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viable option for a permanent improvement. The consulting engineer, Land & Resource Engineering (LRE), has provided the city with preliminary plans that are 85% complete. The city is meeting with property owners who would be directly affected by the construction to address their concerns. Once those concerns have been adequately addressed, the city will present a permit application to EGLE for the construction of a

permanent outlet for the Hampton Bog. You may have seen evidence of this with the tube lying across the walking path near 7900 Moorsbridge Road.

- Our transition to a Digital Roster was a success! To access the online Community Roster an invitation must be emailed to you. Please contact our management agent, Sheila Mowry if you have any questions.

### III. New Business;

- Neighborhood Garage Sale – Saturday, May 14 from 8 a.m. – 2 p.m.
- Goose Round Up – The DNR has Canceled the Canada Goose round up, typically conducted in June, statewide due to High Pathogenic Avian Influenza (HPAI). Relocation of Canada geese has the risk of transporting HPAI around the state and facilitating the spread of the virus.
- Resident concerned with people parking on Dunross Drive near the neighborhood walk path that connects to the Elementary and Middle school playground area. It appears to be clever parents who have figured out how to avoid the long lines at the school's front entry when picking their children up.

City of Portage Zoning & Codes Administrator, Jeff Mais has confirmed that Dunross Drive is a public right-of-way and vehicles parked on a public street are not in violation of any city code unless they are:

1. Blocking traffic on the traveled portion of the street.
2. Parking overnight between 2AM and 6AM from November 1 thru April 1 due to snow removal services.

*If suspicious or threatening behavior of any kind is observed, residents are encouraged to contact Portage Public Safety at 269-329-4657.*

- City of Portage Capital Improvement Projects;
  1. **2022-2023:** Cooley Drive from West Centre Avenue to Old Centre Avenue. Installation of a storm sewer system to provide storm water drainage. This improvement will make it possible for concrete curb and gutter and sidewalks to be installed as part of the reconstruction project.
  2. **2023-2024:** Installation of a traffic signal at West Centre Avenue and Marsh Pointe entrance.

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3. **2024-2025:** Street reconstruction, Moorsbridge Road from West Centre to Romence Road.
4. **2025-2026:** Old Centre Road from Moorsbridge Road to West Centre Avenue. Installation of a storm sewer system will be done at this time as well to provide storm water drainage.

### ➤ Woodbridge Commercial Updates:

Bandeem Orthodontics is a new service located at 3910 W. Centre Avenue. Dr.'s Tim and Emily Bandeem are a dynamic husband-&-wife team offering individualized dental and orthodontal treatment plans for patients of all ages. To Learn More:

<https://www.kalamazooorthodontist.com/>

Mrs. O's Pre-School is also a new addition to the Woodbridge Hills Community. Their beautiful new building is located at 8025 Moorsbridge Rd. To Learn More:

<http://mrsospreschool.com/default.aspx>

### Woodbridge Village Renovations:

You may have noticed some changes to the elevations of storefronts at Woodbridge Village. These started *before* COVID. It's been a slow and challenging struggle to move these improvements forward so we are very excited to share that most of the work remaining will begin once weather is consistently conducive.

Final improvements include resurfacing the entire parking lot and the addition of a gathering area that we're referring to as the "village square".

The Moors of Portage Association		Balance Sheet	12/31/2021
<b>Assets</b>			
General Checking		\$ 64,484.38	
Accounts Receivable Member Fee		\$ 752.00	
Accounts receivable Late Fee		\$ 305.00	
Reserve, PNC Bank		\$ 5,228.98	
Reserve, Money Mrkt, SMBT		\$ 82,892.82	
Funds Held-Future Maj Proj SMBT		\$ 5,012.00	
Mercantile Bank - CD (36 month)		\$ 42,544.57	
Mercantile Bank - CD (48 month)		\$ 42,999.95	
<b>Total Assets</b>		\$ 244,219.70	
<b>Liabilities</b>			
Accounts Payable		\$ 3,667.72	
Prepaid Member fees		\$ 45,726.00	
Accrued Federal Income Tax		\$ (1,101.00)	
<b>Total Liabilities</b>		\$ 48,292.72	
<b>Fund Balance</b>			
Fund Balance		\$ 364,617.56	
Non-Profit Gain or Loss		\$ (168,690.58)	
<b>Total Fund Balance</b>		\$ 195,926.98	
<b>Total Liabilities &amp; Fund Balance</b>		\$ 244,219.70	
<b>Assets:</b>			
<b>General Checking:</b>	The amount in the operating checking account as of 12/31/21. This includes \$45,726.00 of prepaid member fees, \$3,667.72 of money to cover accounts payable, leaving \$15,090.66 in actual operating cash.		
<b>Accounts Receivable Member Fees</b>	Member fees owing as of 12/31/21.		
<b>Accounts Receivable Late Fees</b>	Late fees owing as of 12/31/21.		
<b>Reserve/CD's</b>	Amount held in Reserve Account.		
<b>Liabilities</b>			
<b>Accounts Payable</b>	Bills to pay from December 2021		
<b>Prepaid Member Fees</b>	Total amount of fees that are prepaid		
<b>Accrued Federal Income Tax</b>	Estimated tax to be paid		
<b>Fund Balance</b>			
<b>Fund Balance</b>	The accumulation of all non-profit gains and losses from the inception of the Association.		
<b>Non-Profit Gain or Loss</b>	Income less expense for current year.		
<b>The Moors of Portage Association</b>			
<b>Statement of Income and Account Balance</b>			
<b>12/31/2021</b>			

			Year to Date 2021	Year to Date Budget 2021	Year to Date Variance 2021
<b>Income</b>					
Member Fees			\$ 181,476.00	\$ 181,476.00	\$ -
Late Fees			\$ 1,040.00	\$ -	\$ 1,040.00
<b>Total Income</b>			\$ 182,516.00	\$ 181,476.00	\$ 1,040.00
<b>Expenses</b>					
Lawn Maintenance			\$ 27,270.00	\$ 27,500.00	\$ (230.00)
Weeding/Flower Care			\$ 16,157.00	\$ 17,280.00	\$ (1,123.00)
Maintenance Supplies			\$ 5,060.72	\$ 2,160.00	\$ 2,900.72
Lawn Chemicals			\$ 4,019.00	\$ 4,019.00	\$ -
Spring/Fall Clean UP			\$ 9,990.00	\$ 10,600.00	\$ (610.00)
Flower Purchase			\$ 3,494.93	\$ 4,000.00	\$ (505.07)
Irrigation Maintenance			\$ 5,155.61	\$ 4,067.00	\$ 1,088.61
Other Contractors			\$ 1,300.00	\$ 1,000.00	\$ 300.00
Other Maintenance			\$ 11,314.85	\$ 11,800.00	\$ (485.15)
Snow Removal			\$ 4,468.94	\$ 6,315.00	\$ (1,846.06)
Trash Clean Up			\$ 7,650.00	\$ 8,000.00	\$ (350.00)
Water			\$ 10,814.12	\$ 9,200.00	\$ 1,614.12
Electric			\$ 3,095.58	\$ 3,000.00	\$ 95.58
Legal and Accounting			\$ 1,078.00	\$ 3,640.00	\$ (2,562.00)
Insurance Liability Coverage			\$ 2,508.00	\$ 2,800.00	\$ (292.00)
Web Site			\$ 790.64	\$ 800.00	\$ (9.36)
Office Supplies/Postage			\$ 4,064.58	\$ 4,660.00	\$ (595.42)
Management Fee			\$ 32,988.84	\$ 32,988.00	\$ 0.84
Monthly Fee to Reserve			\$ 11,952.00	\$ 11,952.00	\$ -
Monthly Fee - Future Major Projects			\$ 2,148.00	\$ 2,145.00	\$ 3.00
Federal Income Tax			\$ 899.00	\$ 2,850.00	\$ (1,951.00)
Miscellaneous			\$ 444.00	\$ 809.00	\$ (365.00)
ACC Expense			\$ 4,860.00	\$ 6,141.00	\$ (1,281.00)
Sign Repair			\$ -	\$ 400.00	\$ (400.00)
Tree Trimming			\$ 375.00		\$ 375.00
			\$ 171,898.81	\$ 178,126.00	\$ (6,227.19)
<b>Net Income (Loss)</b>			\$ 10,617.19	\$ 3,350.00	\$ 7,267.19
NOTES to 2021 year end financial statement:					
Maintenance Supplies - Post/STOP sign at Dunross/MacArthur, Pet waste bags, Topsoil, Mulch, Irrigation repair parts,					

		Trash bags for seating areas, Holiday garland/bows/hooks & lights, 10' split rails					
		Irrigation Maintenance - Repair vacuum breaker near 3050 Old Centre, BFP testing, Start up and Winterization,					
		Repairs throughout season					
		Other Maintenance: Prune overgrown foliage off walk path,clear storm drains,clean up storm debris,spread mulch					
		Miscellaneous: Goose Round up permit					
		Bank service fees					



**The Moors of Portage Association 2022 Budget Final**

<u>Income</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>Budget Total</u>
Condominiums	21065			21065			21065			21065			84260
Single Family	16060			16060			16060			16060			64240
Commercial	4259	4259	4259	4259	4259	4259	4259	4259	4259	4259	4259	4259	51108
<b>Total Income</b>	<b>41384</b>	<b>4259</b>	<b>4259</b>	<b>41384</b>	<b>4259</b>	<b>4259</b>	<b>41384</b>	<b>4259</b>	<b>4259</b>	<b>41384</b>	<b>4259</b>	<b>4259</b>	<b>199608</b>
<b>Expense</b>													
Lawn Maintenance	0	0	0	2400	4188	4188	5088	4188	5088	4188	0	0	29328
Trash Clean Up	300	300	600	800	1000	1000	1000	1000	700	700	300	300	8000
Weeding/flower care	0	0	0	2937	2584	2584	3230	2584	3230	2584	0	0	19733
Spring/fall cleanup	0	0	0	5400	0	0	0	0	0	6525	0	0	11925
Other Maintenance	983	983	983	983	983	983	983	983	983	983	983	987	11800
Irrigation maintenance	0	0	0	810	525	525	525	525	525	632	0	0	4067
Snow removal	1900	2200	500	0	0	0	0	0	0	0	500	1500	6600
Other contractors	0	0	40	40	40	40	40	40	40	40	0	0	320
Lawn chemicals	0	0	0	4140	0	0	0	0	0	0	0	0	4140
Maintenance supplies	160	160	160	160	200	225	225	204	204	200	200	180	2278
Flower purchases	0	0	0	4000	0	0	0	0	0	4000	0	0	8000
Electric	280	260	260	260	260	260	260	260	260	260	260	260	3140
Water	0	950	0	0	800	0	0	4050	0	0	4200	0	10000
Legal/accounting	0	0	1080	0	0	0	1000	125	125	125	125	120	2700
Office supplies/postage	100	100	150	150	160	200	100	100	100	145	145	2150	3600
Insurance liability coverage	0	0	0	0	0	0	0	0	0	2800	0	0	2800
Management fee	2893	2893	2893	2893	2893	2893	2893	2893	2893	2893	2893	2893	34716
Sign repair	200	0	0	0	100	0	0	0	100	0	0	0	400
Miscellaneous	55	55	55	55	55	55	55	55	55	55	55	55	660
Federal income tax	0	365	0	365	0	0	365	0	0	365	0	0	1460
Web site	0	0	0	400	0	0	0	0	400	0	0	0	800
A.C.C. expense	300	300	300	600	600	600	800	700	700	500	491	250	6141
Preventative Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0
Tree/Trimming	0	0	0	0	0	3000	0	0	0	0	0	0	3000
Reserve Account	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	18000
Future Major Projects	163	167	167	167	167	167	167	167	167	167	167	167	2000
<b>Total Expense</b>	<b>8671</b>	<b>10066</b>	<b>8521</b>	<b>27893</b>	<b>15888</b>	<b>18053</b>	<b>18064</b>	<b>19207</b>	<b>16903</b>	<b>28495</b>	<b>11652</b>	<b>10195</b>	<b>195608</b>
<b>Difference</b>	<b>32713</b>	<b>-5807</b>	<b>-4262</b>	<b>13491</b>	<b>-11629</b>	<b>-13794</b>	<b>23320</b>	<b>-14948</b>	<b>-12644</b>	<b>12889</b>	<b>-7393</b>	<b>-5936</b>	<b>4000</b>