

September 14, 2021

Northville Colony Estates 3-4-5
Special Assessment- Storm Water Basin Repairs and Drain Maintenance

Dear Homeowner,

The Northville Colony Estates 3-4-5 Homeowners Association (HOA) Board has authorized a Special Assessment of \$150 per lot for maintenance and repairs of the South retention basin as provided by Association Bylaw Article IV- Section 12 and Building and Use Restrictions Section 16. The quoted cost is \$62,160 plus a 10% contingency. The maintenance will be funded by utilizing existing dedicated Section 16 funds of \$20,252 plus the new \$150 per lot assessment. Please remit payment using the enclosed form due by October 25, 2021.

After months of Homeowner Board discussions, meetings with vendors and the Northville Township engineer, the HOA Board has determined the future planned "Big Dig" in calendar year 2026 should be immediately performed as soon as conditions permit. The most recent "Big Dig" was 2007.

The rationale for affirmative action now includes future inflationary costs along with the deteriorating basin condition. The 2021 storms and heavy rainfalls have accelerated deterioration of basin conditions. The subdivision's residential environment is impacted unfavorably by:

- a) Always a wet mucky swamp
- b) Out of control growth of cattails, weeds etc.
- c) Emergence and harboring five (5) or more Muskrat colonies
- d) Cattails shelters and hide predatory animals such as coyotes who prey on Muskrats
- e) Coyotes pose dangers to small animals (pets)
- e) Standing water which never dries harboring insects and mosquitoes
- f) Overgrown and unattractive basin appearance

Note: Optional non-mandatory special assessments governed by bylaw provisions requiring a 2/3 vote approval vote do not apply. Two examples of optional non-mandatory special assessments are the bike paths in the parks and the recently proposed landscaping improvement to the roadway islands.

The contractor will:

- Put pond swale back to grade and remove spoils
- Remove sediment in area around over flow
- New plunge pools at inlets
- New stone pack at outlet and dig around outlet to make stone pack larger
- Truck off all spoils
- Re-stone areas that were worked on and Re-seed disturbed areas

In future years, the existing \$40 per year Section 16 assessment will continue to be collected at the same time as the \$150 annual dues. The annual \$40 dedicated assessment will be used to implement a maintenance program for the basin, storm drains and set aside funds for future repairs.

Historical background on Section 16 assessments and recently inflationary costs are summarized on page 2.

Please use the attached payment form.

History of Infrastructure Section 16 Assessments

- 2019: Emergency replacement of the failing metal drainpipe connected to the outlet. \$75 per lot
- 2020: Designated Section 16 Fund established to accumulate resources for future repairs.
2020: Assessed at \$20 per lot collected with \$150 annual dues (\$170 total)
- 2021: Storm Basin “Big Dig” cost estimated at \$120,000 in 6 years. Prior “Big Dig” was 2007.
Assessment increased to \$40 per lot collected with \$150 annual dues (\$190 total).
September: One Time Special Assessment of \$150 per lot due by October 25,2021.

Aging Infrastructure: Recent history of blockages and inflationary costs

- Plugged storm drain clearing costs in 2019 and prior years were \$750 per blockage.
- Since 2019 per blockage clearing costs have ranged from \$1,900 to \$2,500 per blockage.
- Prior to 2020, blockage clear outs average one incident per year.
- In 2021, there have been six (6) blockages through August.
- Securing a vendor to quote has become a challenge.