FARMINGTON SQUARE

2025 ANNUAL HOA MEETING

DECEMBER 8, 2025

FARMINGTON COMMUNITY LIBRARY - Farmington Hills Location

AGENDA

1. Welcome - Introduction of Board Members
2. Board Responsibilities
3. 2025 Ground Accomplishments
4. Grounds Activities
5. Welcome Committee
6. Social Activities
7. Communications
8. Restrictions
9. Finances Annual Report to Residents
10. Volunteer Recognition
11. Resident Feedback / Questions and Answers
12. 2026 Board Elections
13. Adjourn

INTRODUCTION OF 2025 BOARD MEMBERS

1. President – Holly Syriaque (replacing Carmen Tuzzolino effective 12/8/25)
2. Vice President – Matt Grimes
3. Secretary – Moe Tarabah
4. Treasurer – Eric Rose
5. Communications – Mara Mazzoni
6. Welcoming – Francesca Tuzzolino
7. Social – Holly Syriaque
8. Restrictions – Lela Golusin
9. Grounds – Matt Krieger

BOARD RESPONSIBILITIES

1. Issue and manage annual HOA dues – issue a lien on any property where dues are 30-days past due date
2. Procure and maintain liability and hazard insurance
3. Maintain and improve the common areas
4. Enforce all bylaws and covenants
5. Review and approve home additions and alterations
6. Keep record of all board decisions made
7. Set the annual budget
8. Keep a detailed financial accounting
9. Identify and manage vendors for common area maintenance
10. Negotiate vendor contracts
11. Issue special assessments

ADDITIONAL THINGS WE DO (NOT REQUIRED)

1. Plan and hold social events for subdivision children and adults
2. Manage and maintain Facebook pages to ensure our community has a place to share and communicate
3. Manage a Farmington Square website
4. Send out email newsletter communications
5. Communicate with the city on things like the Fiber installation and update neighbors
6. Share key dates and information around garbage, yard waste and snow removal
7. Track home sale prices/values
8. Welcome new residents and provide kit with bylaws, etc. to inform them of rules/regs
9. Maintain resident contact information (for directory)
10. Assist with garage sale communications/coordination

GROUNDS

Matt Krieger

2025 GROUNDS ACTIVITIES

Grass Cutting & Edging

Kept costs consistent by negotiating contract through 2027

Maintained Entrances

Weeding and plantings

Culvert Drain Replacement

Required replacement based on inspection

Tree Maintenance

Trimming and treatments

GROUNDS: GRASS CUTTING & EDGING

- Negotiated contract with Meadowglen through 2027 – a cost savings to residents
- Mowing of Halsted + 9 Mile commons weekly
- Edge bike path in June + July
- Playscape trash emptied and disposed of weekly

GROUNDS: ENTRANCE MAINTENANCE

- Monthly weed control
- Annual mulch and clean up
- Boxwood treatment 4x/year (saving us from replacement due to boxwood moth damage)

GROUNDS: CITY OF FARMINGTON BEAUTIFICATION AWARD

15th year Farmington Square has received the award for the upkeep and improvements to our grounds.

GROUNDS: CULVERT DRAIN REPLACEMENT

- Completed drain replacement based on inspection recommendation (required every 5 years)
  - Installed bar screen
  - Removed and replaced corroded and failed pipe
  - Regraded and added grass seed to excavate area
- Continued to foster natural plant growth to inhibit silt blockage
  - No flooding in 2025 due to clear drain

WELCOMING

Francesca Tuzzolino

WELCOMING: 2025 REVIEW

Average Sale Price Increased 7.25%

- Last 12-months, 6 homes sold for an avg of $530,583
  - Increase of $35,883 over 2024 ($494,700) or 7.25% - compared to 2.9% increase across Oakland County*
  - 6 less homes sold than previous year
  - 0 homes currently on the market

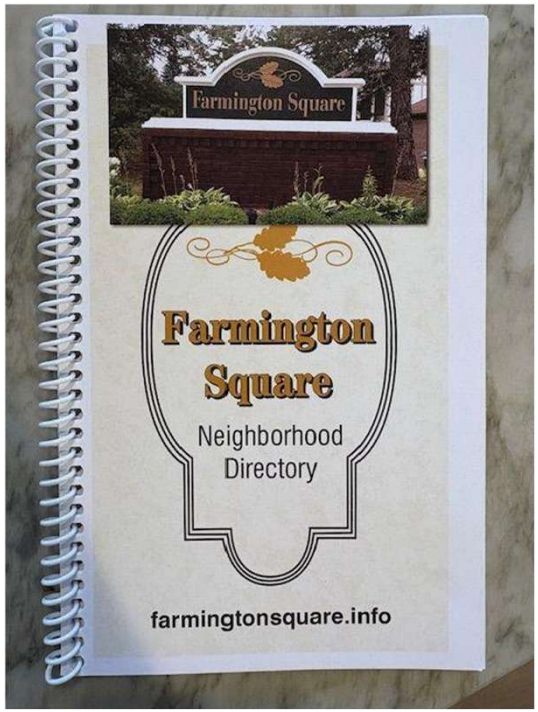
New Resident Welcome Packet

- Welcome packet inclusive of letter, where to find information, posted to website
- Distributed to new residents in 2025

*Based on Redfin data as of October 2025

WELCOMING: UPDATED RESIDENT DIRECTORY

- Directory printed and distributed to each residence
  - First directory printed in 6 years due to high volume of homes sold during that time
  - Continue to update contact information as applicable for email correspondence
  - Directory not printed annually due to cost
  - Printing completed by Progressive Printing at a total cost of $730
  - Considering electronic directory for the future for resident-managed updates



SOCIAL

Holly Syriaque

SOCIAL: 2025 EVENTS

- Friday night socials
- Food trucks
- Easter egg hunt
- Summerpalooza
- Bike Parade
- Movie Night
- Pumpkin Painting
- Halloween Contest (NEW!)
- Fall social @ Tin Cup

SOCIAL: 2025 EVENTS

EASTER EGG HUNT

SUMMERPALOOZA

SOCIAL: 2025 EVENTS

BIKE PARADE

MOVIE NIGHT

SOCIAL: 2025 EVENTS

PUMPKIN PAINTING

HALLOWEEN DECORATING CONTEST

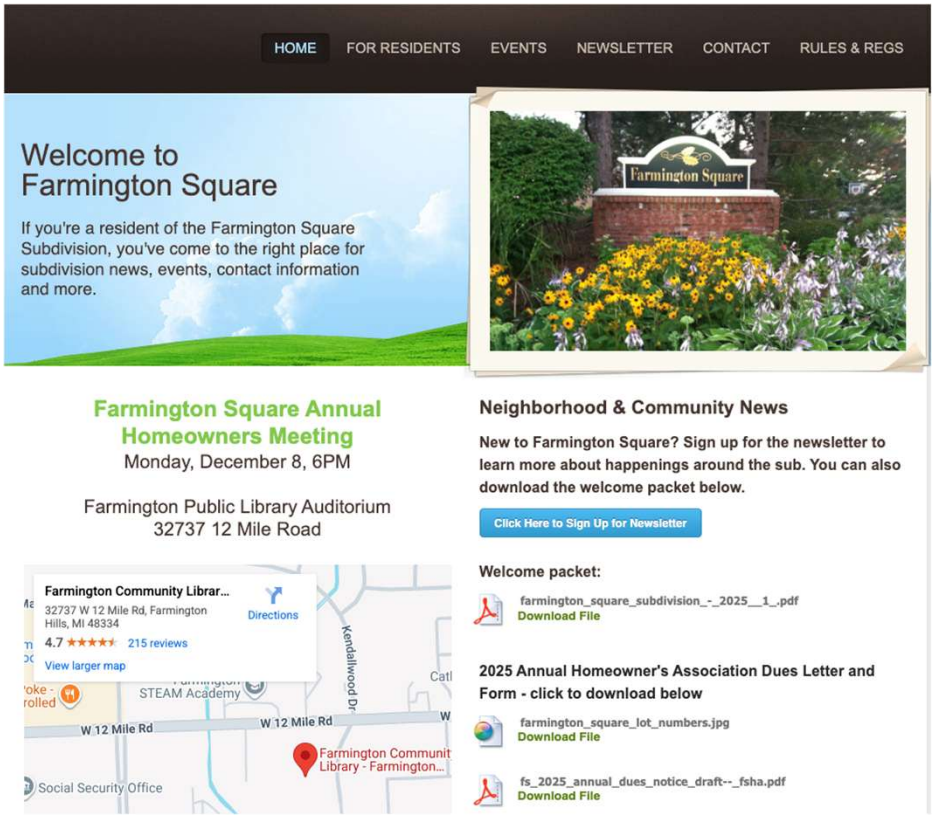
Congratulations to the Tuzzolino family!

COMMUNICATIONS

Mara Mazzoni

COMMUNICATIONS: 2025 ACTIVITIES

- 30 +/- homeowner email communications sent
  - Friday night socials and food trucks
  - Seasonal news
  - Activity updates
- Website consistently updated with homeowner events and news
- Online event RSVP form through website
- 2 Facebook pages maintained and managed
  - Farmington Square
  - Farmington Square Families



RESTRICTIONS

Lela Golusin

RESTRICTIONS: ENFORCEMENT

Enforcement of HOA Rules, Restrictions and Home Improvement Projects

- The FS Board of Directors uphold current and legally binding Rules and Restrictions, including city ordinances

- In addition to our legally-binding Covenants and Bylaws, we follow local and federal guidelines with legal consultation when required

Many of the restrictions violations are reported from the residents – please continue to flag these things for the board.

It's a BIG help!

RESTRICTIONS: COMMON ISSUES

Things the HOA can help resolve...

- Parking of unlicensed cars, cars with logos, trailers parked in driveways
- Unsafe landscaping and debris on yard (lawn/weeds must be over 6 inches tall by HOA guidelines and 8 inches by city guidelines)
- Unmaintained home structure – rotten wood, peeling paint, etc.
- Monitoring of non-HOA approved structures going up

Things the HOA *cannot* resolve...

- Things that “don’t look good” (dandelions for example)
- City employees or suppliers doing work on our streets/lots
- Tree damage on city-owned property
- Road construction, speeding, etc.
- Loose animals
- Noise complaints

When in doubt, refer to the restrictions/covenants on website and if it’s not an HOA issue, please call the city.

FINANCE

Eric Rose

THIS SECTION OMMITTED FOR WEBSITE COPY

2025 RECOGNITIONS

2025 RECOGNITIONS

Paul Misch

Year-over-year continued support with commons maintenance, culvert repairs and drainage issues

Sandi Soens

Consultation with current board based on years of experience

Scott Craver

Donating water slide rental for summerpalooza

2026 CONSIDERATIONS

HOA MANAGEMENT COMPANY

Being part of an HOA BOD is a volunteer position, and a lot of work.

We do get some help from S&S Bookkeeping with managing the financials – paying invoices, placing liens, collecting dues, paying vendor invoices and managing the budget.

S&S has a new owner and they are increasing our cost from $400/month to $700/month for the same work ($4800/year vs $8400/year).

For $450/month they will do the bookkeeping but the BOD will have to do any admin work – bank runs, post office, dues letters, liens. ($5400/year)

Potential Solutions

1. Because being part of the BOD is a lot of work and S&S costs are increasing, the BOD is considering bringing on a management company to assist with everyday operations
2. A homeowner (not BOD member) could complete the admin work in partnership with the BOD

The management company would replace S&S *PLUS* take on the admin and other responsibilities.

They would not replace the BOD, they simply lighten the load.

HOA MANAGEMENT COMPANY

Advantages of a management company:

- Ensures consistent restrictions enforcement
- Expertise in bylaws, budgeting, collections and vendor contracts
- Vendor relationship and contract management (often able to negotiate better rates with scale)
- Reduces workload on BOD volunteers
- Stability during BOD election turnover
- Transparent financial management
- Will take on some of the grounds role responsibilities
- Becomes POC for homeowners and responsible for managing responses with BOD

Next steps:

The BOD is sourcing potential companies and getting bids. Once we have enough bids we'll review and vote (likely in January or

Preliminary proposals are coming back at $550 - $1,500/month. Our goal is to keep the cost as low as possible while maintaining the integrity and standards S&S has provided.

There will *NOT* be any kind of special assessment to pay for a management company.

2026 Budget Scenarios: S&S vs Management Company

2026 expense estimate is $61,600 *PLUS* one of the scenarios below:

($61,600 includes $4,800 that S&S charged in 2025 - we will have to move forward with one of the below scenarios in 2026)

COMPANY	WORK	2026 BUDGET INCREASE AMOUNT
S&S	Remains the same as they've done in previous years	+$3,600
S&S	S&S would not do admin work - that work would need to transition to BOD or a homeowner volunteer	+$600
Management Company	Would do all work S&S has done in previous years + BOD work like the secretary function, support with grounds vendors, respond to resident inquiries, support with restrictions, etc.	+$1,800 - $13,200

ONLINE DUES PAYMENT & DIRECTORY

Printing, mailing and tracking annual dues payment and managing homeowner contact information is cumbersome and time consuming.

For 2027 the BOD is looking at a potential online dues payment platform and online directory management where each homeowner updates their own information.

Stay Tuned!

2026 BOD NOMINATIONS & ELECTION

THANK YOU

Matt Grimes,
President

Eric Rose,
Treasurer

Matt Krieger,
Grounds

Carmen Tuzzolino,
Vice President

Francesca Tuzzolino,
Welcoming

Holly Syriaque has been appointed by the board as our 2026 President to fulfill the 1-year remaining on Carmen Tuzzolino's term.

POSITIONS & NOMINATIONS

Each position is a 2-year term that begins January 1, 2026. Because we need to fill the executive seats for the BOD to function, residents in current roles have been nominated to fill those seats. If anyone would like to run for one of the positions below OR backfill one of now available non-executive position - restrictions, social and communications - please come forward.

Vice President

Milan Golusin

Treasurer

Mara Mazzoni

Grounds

Steve Goldberg

Welcoming

Angela Grimes

THANK YOU!

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HOA MANAGEMENT COMPANY

Preliminary proposals:

Feature / Service	BRIDEN Management	Homestead Management	Timmons Management
Annual Cost	$6,600 + $1 per household mailing (if needed)	$18,000	$9,144
Meeting Attendance	Included (monthly + annual)	$175/hr (≈$2,275/year)	Monthly included (≤2 hrs); annual free
Financials	Full accounting, budgets, tax filings, reserve accounts	Full service; CPA review outsourced ($696 + $175 prep)	Full service
Dues Collection	Annual notices, delinquency follow-up	Online payments; lock boxes; law firm collections	Agency collections; $200 fee to homeowner
Maintenance	Broad scope: lawn, snow, ponds, fountains, décor, pest control, emergency service	General maintenance	Contractors/maintenance
On-Site Inspections	Frequent visits; 24-hour emergency service	1/month	1/month
Contract Terms	1-year, auto-renew; 30-day termination	1-year → month-to-month; 90-day cancellation	2-year w/ escalation; 30-day cancellation

Liceria & Co.

Company Great Plans

Presentations are typically introduction, or speech meant to inform, persuade, inspire, motivate, or present a new idea/product.

Presentations are typically Speech meant to inform, or present a new idea.

Presentations are typically Speech meant to inform, or present a new idea.

About The Plan

Our Great Team

Neil Tran
Team Leader

@reallygreatsite

Ketut Susilo
Marketing

@reallygreatsite

Olivia Wilson
Sales Marketing

@reallygreatsite

Liceria & Co.

About The Service

Our Professionals Service

Service 01

Presentations are typically introduction, or speech meant to inform.

Service 02

Presentations are typically introduction, or speech meant to inform.

Service 03

Presentations are typically introduction, or speech meant to inform.

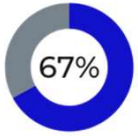
Service 04

Presentations are typically introduction, or speech meant to inform.

Liceria & Co.

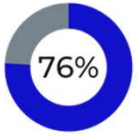
Competitor Analysis

Presentations are typically introduction, or speech meant to inform, persuade, inspire, motivate, or present a new idea/product.



Description 01

Presentations are typically introduction, or speech meant to inform.



Description 02

Presentations are typically introduction, or speech meant to inform.

About The Analysis

Liceria & Co.

About The Profit

Benefit Of The Project

Presentations are typically speech meant to inform, persuade, inspire, motivate, or present a new idea/product.

123+

1000+

Liceria & Co.

About The Profit

Target Audience

Presentations are typically introduction, or speech meant to inform, persuade, inspire, motivate, or present a new idea/product.

Adult

Presentations are typically speech meant to inform new idea.

Woman

Presentations are typically speech meant to inform new idea.

Teenager

Presentations are typically speech meant to inform new idea.

$ 465K

$ 789K

THANK YOU

PRESENTATION TEMPLATE

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