

Northville Estates Civic Association -- Annual Meeting

Wednesday, April 13, 2026 @ 7:00 PM

MINUTES OF MEETING

Held at the Northville District Library

1. **Call to Order / Introductions:** Meeting called to order by NECA President Chuck Murdock at 7:00 PM, with 17 residents in attendance. Brief introductions around.

2. **Review of 2025 Events and Projects:**
 - Overall, the year went pretty well. Two things we didn't make much progress on: 1) We didn't get our website switched over to our control in 2025, but it happened this year, and 2) We did not work on upgrading any cul-de-sac areas, due to low homeowner involvement.
 - **NECA Facebook page:** Last year, Michele Johnson and Maggie Hughes worked on creating a closed private group Facebook page for NECA. Michele gave us an overview. To "follow" our page, you click on "Join" and your request will be sent to them for approval. They then check to see if you are a member of NECA, and you agree to the rules of the page. She reported that we have 94 members now. The page is not as active as they had hoped, but it has been helpful and well received. People have reported power outages, coyotes in the sub and meet ups for play dates, etc. Thanks to Michele and Maggie for their continued work on this.

3. **Planned 2026 Events/Projects**
 - **NECA Website:** Our website had been hosted by a former homeowner in Northville Estates. He did this at no cost to NE and continued it although he moved away several years ago. We thank Chris VanIttersum, for his generosity over the years. Last month, Brian Foley volunteered to take over the transition to a hosting platform and domain name which we now pay for. Brian has made a few updates, but he can update more and add items. Let Chuck know if there are items you wish to see included on our website.
 - **Front Island Improvements:** Last summer, there were 3 Boxwood bushes that had to be removed. And, they were replaced with holly bushes, that seem to be doing well so far. In February, the large bushes behind the sign and the lilacs in the back of the island near the crabapple tree were given a "hard trim". Fresh mulch will be put down later this month in a thin layer just to refresh the surface that was put down last season. Planting of annuals will be in May. The Spruce tree along the walk continues to look rather thin. Chuck put down some fertilizer for it last fall and again this spring. We may need to have it removed and replaced (see 2026 budget).
 - **Cul-de-Sac Improvements:** We've had a lot of trouble getting anyone to take on this project, so we have given up for now. The Cul-de-Sacs at the end of Summerside and on Dunsany Court are in the worst shape due to truck damage. There is no money budgeted in 2026 for special improvements.
 - **8-Mile Easements:** We have again contracted with Mendoza (company that does multiple mowing projects in the City) to mow the grass between the sidewalk and homeowner

properties on alternate weeks in the summer. We also contract with a lawn company to fertilize and treat weeds along 8 Mile.

- **Annual Picnic:** We were unable to hold the picnic on Summerside Court in 2025, for several reasons. Attempts to find a new Cul-de-Sac location were also unsuccessful, so Sally and Ed Flayer volunteered to host this popular event at their home. Sally has volunteered to continue to lead this popular event and host it at their home again in 2026, which works out well for them. Date will be in September and will be coordinated not to coincide with Northville's Victorian Festival.
- **Food Collection Drive for Civic Concern:** This event was successful in 2023, but there was lower participation in 2024 and 2025, possibly due to multiple groups holding similar drives in the same month (May). In 2025, we had the collection in conjunction with the annual picnic, however there was minimal participation. It was felt that there were numerous churches, schools and organizations that collect for Civic Concern locally, so we will not organize a collection this year.
- **Hazardous Waste Collection:** Big success again last year – let's do it again! Art Greenlee and Alan Bennett are willing to participate again with collection and relocation of donated items. Mid-autumn was suggested to be a good time to hold the collection for 2026.
- **Santa Carriage Ride:** Hopefully scheduled for 2026. The carriage company loves this event in our subdivision. Sally has emailed the owner about the details, such as cost, but has not received an answer yet. Tentative date is Sunday December 6, 2026.
- **Welcoming Committee:** Paula N (replacing Irene, who moved to Ohio) and Mike D have been visiting new neighbors moving into our sub for this year. We have budgeted some money to purchase some type of treat to deliver to new neighbors with their visits. But Mike seems to like just baking something himself. Thanks to Mike and Paula (and Irene) for greeting our new neighbors!
- **Halloween Trick-or-Treating:** Homeowners love this practice of holding our own Trick or Treating earlier than the city hours and want to continue it. It began during COVID and has been popular, so we will continue the practice. It is helpful for the kids and families to be out while it is still light out, and the earlier time frame in our subdivision allows time for those to also participate in the festivities in downtown Northville. Several homeowners stated that they group together with other neighbors, setting up a large area for the kids to come along and get treats. This also encourages adults to visit and connect with their neighbors.
- **Lights on signposts in NE:** We've had a solar light at the north end of the front island for many years. This helps to illuminate the end of the island when cars enter/exit NE. Homeowner Paul Brennan has donated two types of solar lights to us. Chuck will be working with the DPW to see if one can be installed in a trial location if some mounting space can be freed up above a stop sign. Lighting corners where students wait for the bus on dark mornings would be helpful. Bus stop locations do change from year to year, however. One attendee asked if the city would pay for them.

4. Issues/Projects Identified by Homeowners

- **Roads:** There are no NE roads slated to be worked on this year. Chuck reviewed the available city schedule with maps of the road conditions in the city and timing of repairs/replacement.

Even though many roads in NE are in the poor category, they are not on the schedule. Several years ago, a Bond issue was passed by residents for road improvements. Vicki asked where this money went. She wants to pursue this under the Freedom of Information Act to find out how this money was used. Another resident suggested the city spend less money on engineering studies and more on the actual road improvements. Chuck will bring these concerns to City Council.

- Garbage Pickup: Priority Waste is the current contracted company for trash removal for the city. Chuck has notified them numerous times through the years regarding trucks driving over lawns, destroying Cul-de-Sacs, hitting mailboxes and missing streets on pickup days. He encouraged homeowners to contact Priority Waste with lesser complaints, but, let him know of major problems.

5. Treasurer's Report: 2025 Calendar Year and 2026 Budget:

- An Audit of all 2025 transactions was done on 2/25/2026 by Don Price, Walter Davison, and Lee Gardner, and found to be in order.
- Chuck did a quick review of 2025 CY actual expenses, which came in under budget in virtually every area. The proposed 2026 budget is similar to 2025 CY actual expenses, except as follows:
 - A decrease to \$550 (from \$650) for water; since a "ready to serve" fixed fee is only levied when water is turned on in the summer
 - Entrance Island maintenance increase to \$4000 (from \$2800) since we may have to need to remove and replace the spruce tree
 - Cul-du-sac improvements budget is \$0 (see section 3 above)
 - Room Rental for meetings decreased to 0, since we reserved a library room
 - Add expenses of handling the website fees ourselves; budget is \$500
 - \$100 for new homeowner welcome treats, as needed.
 - Overall, the budget is \$6725 dues/interest revenue, and \$9,985 in expenses
- Net funds available will fall by about \$3300, but we have sufficient funds to cover it
- Two \$5000 CDs were again purchased this year.
- Susan G moved to accept the proposed budget, Stefania G seconded, and the motion passed.
- 61 homeowners have already paid their dues for 2026, with 37 people using Zelle.

6. Election of Board Members and Officers for 2026 CY:

- Current NECA Board members are willing to continue in their roles: Chuck Murdock: President; Walter Davison: Vice-President; Andrea Murdock: Treasurer/Secretary. Dan Ondrus, Maggie Hughes, Stefania Gualdi and Sally Flayer are all willing to continue to be on the Board. Chuck encouraged NECA residents to get involved in the Board, since eventually our current officers will no longer be able to serve. He even encouraged people to shadow with Board activities to gain knowledge on participating. Art G moved to accept the slate and Bob W seconded. Motion was approved.

Homeowners' Ideas/concerns:

- Stefania asked about having some directional signs at the island entrance at 8 Mile. A driver was seen mistakenly exiting the sub using the entrance lane of the island. She suggested signs. Could Directional arrows be painted on the roadway instead?
- Andrea asked for interest in creating a "tree tour" of NE. There are many beautiful and/or mature "champion" trees in our neighborhood. Homeowners could identify trees they feel are worth admiring by others. A listing could be compiled and posted on our website. We would not identify the homeowners, just the address and people would not be allowed to enter yards, just admire what they can see from the street. Attendees seemed to like this idea, so an email will be sent out about this topic seeking participation.
- Stefania informed us that Northville High School "Senior Water Wars" has started today and that teams of 6 kids travel through neighborhoods trying to hit other teams with water guns.
- Some homeowners asked if there had been any more updates on widening Beck Road. Chuck reported that it seems that the cities of Wixom and Novi have given up trying to widen Beck road between 6-Mile and 9-Mile.

Meeting adjourned @ 8:04 PM

Respectfully submitted,
Andrea Murdock,
Treasurer/Secretary