



Lancaster Subdivision Association

Homeowner's Association Meeting

Tuesday, May 5, 2026

Meeting Minutes

In attendance: 4 homeowners comprising 6 people

(47859 Sandy Ridge, 47830 Lighthouse, 47825 Kent & 47874 Kent)

2 Board Members (Tracy Everly, Treasurer & Allison Bonanno, Member-at-Large)

Open: 7pm

1. Financial Review

- Financial Statement
 - i. Reviewed financial statements, no questions or concerns regarding spending or items listed
- Dues Increase (Discussion)
 - i. Discussed the dues increases and how Lancaster still has lower than surrounding subdivisions. Many surrounding subdivisions are approximately \$150+.
 - ii. Discussed projections for future HOA increases to better anticipate when Lancaster may need to consider a future increase.
- Financial Audit
 - 1. Attendees asked to table the discussion for a financial audit until 2027
 - 2. Board offered a binder with all receipts, each purchase itemized, all financial statements, insurance costs, etc. for residents in attendance to review.
 - 3. The cost to have a financial audit would utilize HOA funds and attendees did not want to pursue an audit
 - 4. Will research cost of McKenzie, KPMG and other financial audit companies for 2027 board meeting to get approximate cost

2. Committee & Volunteer Needs

- Open Roles: Snow Removal, Lawn Care, Christmas Lights, Website Management, Garage Sale Coordination
 - i. No volunteers



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3. Grounds & Maintenance Updates

- Snow, Lawn, and Holiday Lighting Review
 - i. New Christmas lights and layout will be used this upcoming holiday.
 - ii. Currently satisfied with lawn contractor.
 - iii. Christmas light quotes continue to be substantially more than we are currently paying
 - iv. Snow removal
 - 1. Discussed finding a new contractor for snow removal.
 - 2. Homeowners have had positive things to say about the snow removal in Manor Place
 - 3. Board has been able to find out who that contract is and we've reached out to them for a quote
 - 4. Any homeowners who have a referral or suggestion, please the Contact Us portion the website: <http://www.lancastersub.com/contact.html>
- Street Light Maintenance
 - i. No updates or concerns with street lights
 - 1. Contact the Macomb Township Clerk's Office (Planning & Zoning) or DTE Direct. Reference the light pole number located at the base of the pole as well as the address the light is in front of
 - a. Macomb Townshi, 586-992-0710
 - ii. For street light outages: contact DTE
 - 1. <https://outage.dteenergy.com/outdoor-lights>
- Entrance Landscape Improvements Review
 - i. A few of the arbs are damaged from past storms and a few trees falling into/onto them. Board has consulted the landscaping company who has advised to pull the damaged arbs out. Working on a proposed solution or replacement for the arbs that is cost effective, complimentary to the entrance signage, and easy maintenance.



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4. Neighborhood Improvements

- New Street Sign at Providence & Townsend
 - i. Contact Association at info@lancastersub.com
- Review current price to repair
 - i. Last two replacements are 2-part construction for a cost of \$3,578. Previous single pole now \$4728. 8 replaced since installed in 2014. Cost has increased substantially since installed.
- Sidewalk/Street improvements:
 - i. Homeowner brought up cracked cement on the sidewalk/curb at the corner of Lancaster/Lighthouse
 - 1. Since the meeting this has been filled, amongst other areas throughout the subdivisions.
 - ii. (2) cement slabs at entrance marked by Township for replacement. Total cost \$562

5. Community Events

- Monthly Food Truck Program for Summer 2026 (Vine/Jamestown location)
- 4:30-7pm
 - i. Thurs, 6/4: Batter Up Waffle Company
 - ii. Thurs, 7/9: Funk it Up Fries
 - iii. Thurs, 8/13: That's Dat Truck
 - iv. Thurs, 9/24: Funk it Up Fries

6. Open Forum

- Homeowner Questions & Comments
 - i. Discussed homeowners with trailers that are not allowed to be stored in driveways.

Close: 8:00