



# Lancaster Subdivision Association

## Homeowner's Association Meeting Tuesday, May 5, 2026

### *Meeting Minutes*

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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](mailto: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