



United Homeowner Associations

NEWSLETTER

February, 2017



Bloomfield Township Senior Center



UHOA Holds Meeting at Senior Center

Historically, the general membership meetings are held at the Township Main Fire Hall Training Room or the Township Auditorium. This time the meeting was held on a Saturday morning at the Township Senior Center.



Another break with tradition was a light continental buffet being served prior to the meeting. The feeling among the members was

the Senior Center proved to be a marked improvement over the other locations given its' seating arrangement, natural daylight, time of day/week and convenient parking. Plus, the buffet was a hit.

2017 Election of Directors

Since this general membership meeting was the first of the new year, the agenda called for the election of Directors. Four of the seven current directors, John Wargelin, Bill Berndt, Ron Berndt and David MacInnes, terms of service were expiring. Each of these directors placed themselves in nomination for a new 2-year term. President Ron Berndt mentioned that the current list of nominees wasn't sufficient to fill all positions. The position of Secretary and Director was still open. It was explained that the secretary position could be performed by someone other than

a Director. No additional nominees came forward and the vote was unanimous to accept the candidates. The UHOA will continue to seek to fill the open positions.

Importance of HOA Websites

During the meetings free discussion period it was generally agreed on the importance of a HOA website. The use of Facebook or NextDoor was considered helpful but didn't offer the communication value of a association website. It was mentioned that only in that forum could the association fully showcase the neighborhoods character and post critical information. This information is especially valuable to the home buyer who can be impressed and informed through this digital sales brochure. Members can find information regarding free websites in the new UHOA library.

UHOA Introduces the Digital Reference Library

UHOA announces New Digital Reference Library

At the meeting Director Dave MacInnes announced the formation of the new UHOA digital Reference Library located on the UHOA website.



The purpose of the Digital Reference Library was to assist members with the formation,

structuring and administrating a homeowners association. The listed articles and videos are the work product of others dealing with non-profit and homeowner association administration. Currently there are 55 written articles and 25 videos in the library covering a wide range of topics. The UHOA intends to add to this count as new information becomes available. The UHOA has also donated funds to the Bloomfield Public Library for books relating to homeowners association matters and are available for borrowing.

SERVING ON THE BOARD BOOT CAMP

As an additional service to the members, the UHOA developed a manual designed for new association board members called "Boot Camp". The manual offers an introduction to serving on a Board of Directors. A printed copy was distributed to the meeting attendees.

The manual covers: *What is a Homeowner Association; Advantages of a Homeowner Association; Intro on Serving on a Board of Directors; What Value is a HOA and a checklist of items necessary for the in-coming board member.* MacInnes recommends those not attending the meeting download the Boot Camp manual from the [UHOA website](#).

Beyond the Boot Camp manual the library contains many additional articles and videos covering subjects relating to; *conducting board meetings; difference between a mandatory and volunteer organization; deed restrictions; collecting dues; association websites; corporate by-laws; committee structuring; What are CC&R's; Proxy voting; Preparing a budget; Accounting,* and much more.

Like any library, the available material is the work product of others. Many of the articles assembled are from authors and producers from other states operating under different laws and regulations. However, since the operation of an association is similar regardless of region, their experiences align with most of Michigan based associations. The opinions and conclusions expressed in the articles and videos are not necessarily endorsed by the UHOA. The value of the listed material is for our members to gain from the experience of others.

It was mentioned at the meeting that although the articles in the library were considered informative, the information is not warranted by the UHOA for accuracy or applicability.

Members are encouraged to add articles to the library by notifying the [Communications Secretary](#) of informative articles or videos.



Example of Articles

- Association Website
- Attracting Volunteers
- Deed Restrictions
- Meeting Minutes Template
- Collecting Dues-Fees
- Deed Restrictions Overview
- Effective Meeting Agenda
- Sample By-Laws
- Guide to Successful Meeting
- HOA Overview
- Intro to Serving on a BoD
- Mandatory vs. Volunteer HOA
- Sample By-Laws
- Boot Camp

2017 UHOA Board of Directors



**Ron Berndt,
President**

Ron joined the UHOA board in 2013 and assumed Vice-President position in 2015 and President in 2016. Ron is a member of Adams Square HOA. He is a graduate of Michigan State University with a degree in Secondary Education. He is employed with FCA as a Emission Certification Compliance Specialist. He has served on the Beverly Hills City Council and Zoning Board of Appeals. His hobbies are music and construction



**William Berndt,
Treasurer**

Bill joined the UHOA in 2012 as a director and assumed the treasurer position in 2013. Bill is a member of Adams Square HOA and its' past president. He is a graduate of Michigan State University, majoring in music. He retire after 35 years in the public school system. His hobbies are bowling, music and volunteering.



**Dave MacInnes
Communication
Secretary**

Dave volunteered as the webmaster for UHOA then accepted a position as a director in 2013. A position of Communication Secretary was created which he assumed. He retired from career in real estate and construction. He is a member of the Hickory Grove Hills HOA and it's past Vice-President.



**Richard
Moxley
Vice-President**

Richard joined the UHOA board as a director in 2007 then assumed the position of president in 2010. After serving as president for 3 years, Richard took a short hiatus before rejoining the board as a director. In 2016 Richard accepted the post of Vice-President. He is a graduate of Michigan State University and a resident of North Hills and president of its' association. His hobbies are golf, cars and volunteering.



**John Wargelin
Director**

John joined the UHOA in 2000 as a association representative. In 2007 was elected to the board of directors. John is a 44 year member of Oakland Hills Vista HOA and its past president. He retired after a 35 year teaching career in the public school system. His hobbies are sculpting, stained glass and autos.



Sue Bernstein

Sue joined the UHOA in 2008 as a director. Her background in law made her a valuable asset. Sue was elected president in 2014 and served in that capacity through 2015. She served as VP until spring of 2016 but left due to family matters.



**Harry Jones
Director**

Harry joined the UHOA in 2016 as a director. He has been a resident of Fox Hills for 40 years and chairman of its HOA Architectural Control Committee. He is a graduate of General Motors Institute and retired from General Motors. His interests are golf and old corvettes.



Linda Ulrey

Linda joined the UHOA in 2010 as a director. She assumed the position of Secretary beginning 2013 until her departure in early spring of 2016.

Pat Guidone joined the UHOA in 2010 and served as a director until spring of 2016.

We wish to thank Sue, Linda and Pat for their service.

Secretary - Position Open