

The background of the image is a dark red brick wall. In the center, there is a large, stylized logo for 'Wood Creek of Canton' in a dark brown color. The logo features the words 'Wood Creek of' in a smaller font above the word 'Canton' in a much larger, bold, serif font. The letters of the logo are cut out, revealing the brick wall behind them.

Wood Creek of Canton

ANNUAL HOA MEETING

NOVEMBER 10, 2025 7:00 PM – 9:00 PM

WOODCREEKSUB.HOA@GMAIL.COM

Agenda

▶ Old Business

- ▶ Drains Repair and Pond Work
- ▶ Road Millage
- ▶ Landscape Updates
- ▶ Financial Process improvements
- ▶ Building a Woodcreek Community

Agenda

- ▶ **Old Business, cont'd**
 - ▶ Treasurer's Financial Report
 - ▶ Forecast 2026
 - ▶ 2026 Budget and Financial Context for Future Budgeting
 - ▶ Canton Twp Road Millage project for 2028

Agenda, continued

▶ New Business

- ▶ Detention Pond :: Special Assessment Q&A
- ▶ Voting on Ballot Measures
 - ▶ Board Elections
 - ▶ Director Removal Vote

Looking Back: Drains Update

- ▶ Cleared new growth, removed stumps
- ▶ Wayne county work on Wiles Drain E. of Haggerty, maxed available funding.
- ▶ Pond water level decreased, revealing true amount of muck
- ▶ Midwest Maintenance performed drain inspection May 2025, \$3150 in sub drain repairs in September 2025.



Looking Back: Road Millage Work



2025 Canton Twp Road Millage Project

- 1) \$75,000 of work completed in May 2025
- 2) Prioritized Asphalt repair/replace, Crack filling, Concrete curbing as \$\$ allowed.
- 3) Total HOA-only investment: \$7500. (plus our tax \$\$)
- 4) Overall positive experience to work with county contractors

Looking Back: Landscape Update

- ▶ Lilley Rd. berm
 - ▶ Replacement Green Giant x2
 - ▶ Watering thanks to Byrds!!
- ▶ Haggerty Rd. berm
 - ▶ Replacement bushes x15
 - ▶ Watering thanks to Whitbecks!!
- ▶ Sprinkler adjustments also made by Joe – Thanks!
- ▶ Dead tree removal on Singh
- ▶ Landscape Plan:
 - ▶ Budget allocated
 - ▶ Two Autumn Blaze maples added
 - ▶ Grasses put in 2 islands
 - ▶ Awesome landscape plan from Mike Belco!!!
 - ▶ Great eye for discounts – Nafis!!
 - ▶ Perennials planned for Spring 2026 planting in all 3 cul-de-sacs and Hunters Ridge entrance
 - ▶ Watering help will be required from cul-de-sac residents!

Looking Back:

Financial Process Improvements

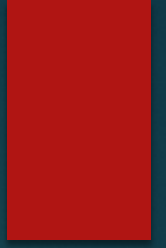
Building Accountability and Transparency

- 1) Two-signers on checks implemented
- 2) Gave board members access to VIEW bank account directly
- 3) Financial reporting from QuickBooks each board meeting
- 4) Internal audit completed in October – confirmed current balance and member dues report.

Looking Back: Woodcreek Community

- ▶ Welcome Baskets for New Neighbors – Thank you to Geeta!!
- ▶ Earth Day Clean-up
 - ▶ Thank you to Geeta, and our neighbors for turning out to pick up trash, this day and throughout the year, too.
- ▶ Volunteers Shout-Out
 - ▶ First and foremost to this year’s Board – an all-volunteer board doing significant work to serve the community
 - ▶ Douglas and Shelly Byrd, Brian and Heather Whitbeck, Nafis Khan, Sandy and Brent Basch for watering new plants in hard-to-reach areas!
 - ▶ Joe and Amber Stoppiello for numerous ways you “do what needs doing” without fanfare on your own time and dime. Brush-cutting, purchasing/installing Little Library (also with Brian and Heather!), performing repairs, doing Christmas lights and more!
- ▶ Block Party in July, a “Tropical Paradise”
 - ▶ Great turnout! 85 neighbors joined us for the evening.
 - ▶ Thank you to Brooke, Jason, Karla, Frances for planning and executing a great party, and all of you who brought your families and a dish to pass.
- ▶ Halloween Luminaries
 - ▶ Thank you to Geeta and her team of volunteers in each area of our sub to make our neighborhood inviting and safe for trick-or-treating and neighborhood connection!
- ▶ Increasing Neighbor Communication via Facebook and text groups helps us a lot!

Questions on Old Business?



FINANCIAL REPORTS



FY 2025 Actuals

- ▶ Treasurer report
- ▶ 2024 and 2025 reports are now available on our website, woodcreekofcanton.com.

Annual Dues

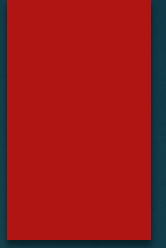
- ▶ About Dues
 - ▶ In 2026, raised to \$545 per year – Due March 31st
 - ▶ Late fee accrual process begins June 1 if overdue
 - ▶ Small number of homeowners delinquent

Future Forecast in 2026

From 2026 Budget

- ▶ Future Expenses
 - ▶ Increase in Operations Budget
 - ▶ Detention Pond Clean up Priority
 - ▶ Deposit for Road Millage work in 2028
 - ▶ Deposits for Reserve Funds
 - ▶ Note: This is not yet a balanced budget. We will need to cut expenses in order to balance.

Questions on Old Business?



Looking Ahead :: Detention Pond

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Special Assessment Discussion

- 1) Current Reality and Goals
- 2) Scope and Cost Options
- 3) Member Survey Summary - what members will support
- 4) Q&A
- 5) Next Steps

Detention Pond Current Reality

- ▶ Over 20 years of neglect
- ▶ Overgrowth, sediment buildup and water levels at flood stage for many years, damaging tree roots and causing erosion
- ▶ Liability – we are fully liable for detention pond maintenance. If we neglect this piece, the township has the right to perform work and send us the bill
- ▶ In the last 3 years we have
 - ▶ kept storm drains cleared
 - ▶ requested Wayne county to clear their part of Wiles Drain (2023 - 25)
 - ▶ Saw water levels drop significantly, allowing contractors to clearly assess for repairs and give us next steps.
 - ▶ \$1200 to remove 100 CY muck

Detention Pond Next Steps

1. Clean out muck/sediment from base of pond (at surface), regrade to prevent erosion
2. Special assessment proposed for 2026 to cover costs

Contractors and townships engineers have agreed that continuing to neglect our responsibility will continue to create an issue for drainage and potential flooding, as well as potential basement damage to homeowners.

Scope and Cost Comparison

Option 2

Leo's excavating
Water based removal
and regrading

650 Cubic Yards
\$63,580 Total
\$722.50 / homeowner
\$98/ CY
Significant Muck
Remains

Option 3a / 3b

Leo's excavating
Water based removal
and regrading

1800 Cubic Yards
\$130,460 Total Cost
\$1482.50 / homeowner
If 2 years, \$741.25/yr.
\$72 / CY
Some Muck Remains

Option 4a / 4b

Premier Groundworks
Full removal, regrading
(In winter only)

All Muck is removed
\$110,000 Total Cost
\$1250 / homeowner
\$625 if in 2 years
Less than \$61 / CY
No Muck remains

Member Survey Questions

- Is there a minimum we need to remove?
- Are these reputable contractors?
- How many contractors?
- Is cost paid up front or spread out over time?
- Why 650 and 1800 CY amounts on the quotes?
- How will this prevent future muck?

Will we add a fountain to help keep muck lower?

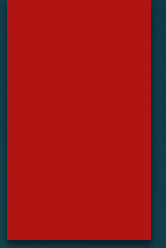
What is the guarantee that any of these options will work for more than three years?

Detention Pond maintenance document from the township outlines upkeep.

Muck removal is every 10 years – but that if we are keeping the water flow moving it will not be this extensive in the future.

New Questions?

Questions on Pond Work?



Detention Pond: Next Steps for Assessment

Special Assessment Discussion

Goal of survey? To know what our homeowners will support. We cannot do anything without 51% of your vote.

- Comments/Questions on Amount?
- Comments/Questions on Process?
- The board will set Date and \$ Amount for Special Assessment Vote

Goal in Future?

- Future years: establish minimal natural vegetation areas around the pond again, to maintain low amount of sediment and normal water flow.
- This is multi-year process as we are able to financially fund the work.
- Eventually, we will seek to restore fountain functionality to have flowing water to discourage algae bloom and improve the overall aesthetic.

Call for Special Meeting

- our bylaws require calling a special meeting 15-30 days in advance where voting is held for a special assessment of HOA members
- the board is calling for a vote on a special assessment per lot (1 vote/lot), to cover expenses for 2026 related to the pond.
- you may return the ballot at any time, signed by homeowner, or be in person at the meeting, to cast your vote. Ballots received in advance will count as a proxy member at the special meeting.
- 51% of members in good standing must be present/proxy to hold the vote at that time. A simple majority of this quorum will pass the assessment.

Your HOA board exists

- ▶ to manage our resources, including collection and disbursement of assessments and maintenance of Common areas.
- ▶ cultivate tangible and intangible ways for us to grow as a neighborhood, within the bounds of powers given by our bylaws.
- ▶ “and to promote the recreation, health, safety, welfare, common benefit and enjoyment of the Owners” per our bylaws.
- ▶ To contribute to making Woodcreek a delightful and desirable place to live - we know you share this value as Woodcreek residents!

Looking Ahead :: Board Elections

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Member vote to fill 3 Board positions

Ballot Collection and Count

Top 3 Vote-getters win the seats

Looking Ahead :: Director Removal Vote

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Member Vote to remove Director Ateeq Sheikh

Q&A

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