

November 8, 2021

Dear Chestnut Run North Homeowners:

At the 2021 annual HOA meeting, a special assessment was announced and full explanation of details, costs and reasons for the special assessment were provided. As indicated in the meeting minutes, the following detailed information is provided for transparency of costs.

Once the board decided to step down, and after multiple requests for a new board went unanswered, the board decided to accelerate the final projects so that they were not left as a burden to a management company or to a new board, should anyone volunteer. Although we always maintain a level of reserves, these final projects exceeded our reserve fund. Plus, we did not want to leave the HOA without any funds for next year.

The landscaping project has been a planned, multi-year project with the last phase originally scheduled for next year. The lighting project has taken five years of collecting bids, attempting to hire companies, and a lot of learning to understand the full extent of installing an electrical panel on the front island.

We have attempted to answer all of the questions raised and hopefully the posting of the actual costs for these projects will answer the final questions we received.

Chestnut Run North HOA Board



18161 West 13 Mile Road  
Suite: Lower Level  
Southfield, MI 48076  
PH: (248) 878-7400  
FX: (248) 230-4168  
[service@ghgcllc.com](mailto:service@ghgcllc.com)

September 14, 2021

Chestnut Run Subdivision #2  
2969 Chestnut Run Dr.  
Bloomfield Hills, MI 48302  
Email: [chestnutrunnorth@gmail.com](mailto:chestnutrunnorth@gmail.com)

**PROJECT: Estimate: 21-2969-20 – Underground Electrical/ Lighting**

Dear Chestnut Run Board Members:

I am sending this breakdown of the contract for the Underground Electrical & Lighting.

<u>Total Contract: \$16,687.00</u>	
Underground Boring Cost:	\$5,500.00
Electrical & Lighting Cost:	\$8,100.00
DTE Wire & Connection Cost:	\$3,087.00

We received the 50% deposit on June 28, 2021 in the amount of \$8,343.50 for the contract total \$16,687.00. Based on the approved contract and deposit received, we have also disbursed deposits to the boring contractor and electrician.

There may be additional costs for extending the City and/or DTE applications and permits we will determine this and let you know. We also have 10 additional hours of project management re-scheduling and coordination at \$65/hr. We will determine the final balance once we confirm any additional permit cost, labor and material costs. Our original proposal was only good for the 15 days.

We appreciate that you confirm on how you would like to proceed.

Thank you,  
Deanna Meyers



**GREAT OAKS**  
MAINTENANCE

# Invoice

Bill To
Chestnut Run North 2951 Chestnut Run Drive Bloomfield Hills, MI 48302 USA

Date	Invoice #
8/27/2021	21360
Ship To	
Chestnut Run North Chestnut Run Drive Bloomfield Township, MI 48302 IRR. REPAIRS #3, 21	

Due Date	Terms	Project
9/26/2021	Net 30	Chestnut Run - Irrigation Repair #3 ...

Description	Amount
Irrigation Repair #3 - Added and adjusted irrigation for new Landscape  Sycamore Ct.  (4) Rotor Head  (8) Nozzle  (14) 1" Fitting  (28) 1" Clamp  (84) 1" Poly Pipe - Per foot  Vailwood Ct.  (3) Rotor Head  (2) 4" Mist Head  (5) Nozzle  (45) 1" Poly Pipe - per foot  (12) Fitting	6,291.50
<b>Job Total Balance</b>	<b>Total</b>
	<b>Payments/Credits</b>
28025 Samuel Linden Ct, Novi, MI 48377 (248) 349-8555	<b>Balance Due</b>





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Chestnut Run North Chestnut Run Drive Bloomfield Township, MI 48302 IRR. REPAIRS #3, 21	

Due Date	Terms	Project
9/26/2021	Net 30	Chestnut Run - Irrigation Repair #3 ...

Description	Amount
(24) Clamp Wilshire	
(2) 4" Mist Head	
(7) 12" Mist Head	
(1) 1" Valve	
(24) 1" Fitting	
(48) 1" Clamp	
(14) Nozzle	
(168) 1" Poly Pipe - Per foot	
(1) Node 4 Meadowood Lane	
(8) 4" Mist Head	
(6) 12" Mist Head	
(14) Nozzle	
<b>Job Total Balance</b>	<b>Total</b>
	<b>Payments/Credits</b>
28025 Samuel Linden Ct, Novi, MI 48377 (248) 349-8555	<b>Balance Due</b>



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8/27/2021	21360
<b>Ship To</b>	
Chestnut Run North Chestnut Run Drive Bloomfield Township, MI 48302 IRR. REPAIRS #3, 21	

<b>Due Date</b>	<b>Terms</b>	<b>Project</b>
9/26/2021	Net 30	Chestnut Run - Irrigation Repair #3 ...

Description		Amount
(25) 1" Fitting		
(50) 1" Clamp		
(94) 1" Poly Pipe - Per Foot		
<b>Job Total Balance</b>		<b>Total</b> \$6,291.50
		<b>Payments/Credits</b> \$0.00
28025 Samuel Linden Ct, Novi, MI 48377 (248) 349-8555		<b>Balance Due</b> \$6,291.50



**GREAT OAKS**  
MAINTENANCE

# 2020 Landscape Upgrade Proposal

**Great Oaks Maintenance**

**Client Name:** Chestnut Run North  
**Project Name:** Chestnut Run - Landscape Upgrades 20  
**Jobsite Address:** Chestnut Run Drive Bloomfield Township,  
Michigan 48302  
**Estimate ID:** EST1974867  
**Date:** Jul 08, 2020

**Billing Address:** 2951 Chestnut Run Drive Bloomfield Hills,  
Michigan 48302

**South Cul-De-Sac Tree Removal**

*2 Trees removed by RCOC.  
1 large Maple remains.*

~~\$1,350.00~~

For the South cul-de-sac island located at the Meadowood Lane and Chestnut Street. We propose to remove 2 large struggling White Pines so we can create a new bed in the center of the island. We will flush cut the trees, cut up all the branches and logs, chip up all debris, and grind out the stumps. Clean up, remove, and dispose of all debris from the site.

**South Cul-De-Sac Plant Install**

*— Spring 2021*

\$4,850.00 SB

For the South cul-de-sac island located at the Meadowood Lane and Chestnut Street. We propose to enhance the landscape in this area. We will create a new bed in the center of the island. We will cut out and excavate the lawn in this area, cut in a new bed edge, remove all the stump grindings and debris in the bed area, prep the bed for new plants, dig up and turn over the existing soil, install fresh plant mix, install the new plants, and top dress the bed with fresh mulch. We will re-locate the existing sign to the front corner of the island. Repair the lawn where the two trees were removed. Smooth out the grade, back fill the holes with topsoil from the stump removal, top dress with plant mix, install seed, and install seed starter with fertilizer. Clean up, remove, and dispose of all debris from the site. **GREAT OAKS IS NOT RESPONSIBLE FOR IRRIGATION MODIFICATIONS OR REPAIRS, AND ANY UNSEEN UNDERGROUND UTILITIES.**

- (2) 2.5-3" Autumn Blaze Maple
- (10) 5 gallon Annabelle Hydrangeas
- (5) 5 gallon Red Twig Dogwood
- (3) 5 gallon Maiden Grasses
- (12) 1 gallon Catmint
- (4) cy plant mix
- (3) cy mulch
- (2) bags Quickcrete
- (1) cy topsoil
- (10) lbs grass seed



(2) bags seed starter

**Chestnut & Wilshire Tree Removal**

— Spring 2021

\$3,150.00

For the cul-de-sac island located at the Wilshire and Chestnut. We propose to remove (4) large Spruce Trees and (1) Norway Maple Tree, so we can create a new bed in the center of the island. We will flush cut the trees, cut up all the branches and logs, chip up all debris, and grind out the stumps. Clean up, remove, and dispose of all debris from the site.

**Chestnut & Wilshire Plant Install**

— Spring 2021

\$6,740.00

For the cul-de-sac island located at Wilshire and Chestnut. We propose to enhance the landscape in this area. We will create a new bed in the center of the island. We will cut out and excavate the lawn in this area, cut in a new bed edge, remove all the stump grindings and debris in the bed area, prep the bed for new plants, dig up and turn over the existing soil, install fresh plant mix, install the new plants, and top dress the bed with fresh mulch. Repair the lawn where the 5 large trees were removed. Smooth out the grade, back fill the holes with topsoil from the stump removal, top dress with plant mix, rake the soil smooth, install grass seed, and install seed starter with fertilizer. Clean up, remove, and dispose of all debris from the site. **GREAT OAKS IS NOT RESPONSIBLE FOR ANY HAND WATERING, IRRIGATION MODIFICATIONS OR REPAIRS, AND ANY UNSEEN UNDERGROUND UTILITIES.**

(3) 2.5-3" Autumn Blaze Maples

(18) 5 gallon Annabelle Hydrangeas

(9) 5 gallon Red Twig Dogwood

(3) 5 gallon Maiden Grasses

(20) 1 gallon Catmint

(6) cy plant mix

(5) cy mulch

(2) cy topsoil

(20) lbs grass seed

(4) bag seed starter

8/2021 \$13,390

\$14,740

Late Summer

**Sycamore Court Tree Removal**

— Fall 2021

\$2,550.00

For the cul-de-sac island located at Sycamore Court. We propose to remove 3 large struggling Spruce Trees and 1 Crab Tree, so we can create a new bed in the center of the island. We will flush cut the trees, cut up all the branches and logs, chip up all debris, and grind out the stumps. Clean up, remove, and dispose of all debris from the site.

**Sycamore Court Island**

— Fall 2021

\$4,735.00

For the cul-de-sac island located at Sycamore Court. We propose to enhance the landscape in this area. We will create a new bed in the center of the island. We will cut out and excavate the lawn in this area, cut in a new bed edge, remove all the stump grindings and debris in the bed area, prep the bed for new plants, dig up and turn over the existing soil, install fresh plant mix, install the new plants, and top dress the bed with fresh mulch. Back fill the holes with topsoil from the stump removal. In addition, we will create an annual bed on the front corner of the island instead of lawn. Clean up, remove, and dispose of all debris from the site. **GREAT OAKS IS NOT RESPONSIBLE FOR ANY HAND WATERING, IRRIGATION MODIFICATIONS OR REPAIRS, AND ANY UNSEEN UNDERGROUND UTILITIES.**

- (2) 2.5-3" Autumn Blaze Maples
- (10) 5 gallon Annabelle Hydrangeas
- (5) 5 gallon Red Twig Dogwood
- (3) 5 gallon Maiden Grasses
- (12) 1 gallon Catmint
- (4) cy plant mix
- (3) cy mulch
- (1) cy topsoil
- (.5) cy peat
- (4) flats of annuals

Late Summer /  
- Fall 2021

**Vailwood Court Tree Removal** **\$2,000.00**

For the cul-de-sac island located at Vailwood Court. We propose to remove 2 large struggling Spruce Trees, 1 Crab Tree, and 2 Burning Bush Shrubs, so we can create a new bed in the center of the island. We will flush cut the trees, cut up all the branches and logs, chip up all debris, and grind out the stumps. Clean up, remove, and dispose of all debris from the site.

**Vailwood Court Island Plant Install** **\$4,735.00**

For the cul-de-sac island located at Vailwood Court. We propose to enhance the landscape in this area. We will create a new bed in the center of the island. We will cut out and excavate the lawn in this area, cut in a new bed edge, remove all the stump grindings and debris in the bed area, prep the bed for new plants, dig up and turn over the existing soil, install fresh plant mix, install the new plants, and top dress the bed with fresh mulch. Back fill the holes with topsoil from the stump removal. In addition, we will create an annual bed on the front corner of the island instead of lawn. Clean up, remove, and dispose of all debris from the site. **GREAT OAKS IS NOT RESPONSIBLE FOR ANY HAND WATERING, IRRIGATION MODIFICATIONS OR REPAIRS, AND ANY UNSEEN UNDERGROUND UTILITIES.**

- (2) 2.5-3" Autumn Blaze Maples
- (10) 5 gallon Annabelle Hydrangeas
- (5) 5 gallon Red Twig Dogwood
- (3) 5 gallon Maiden Grasses
- (12) 1 gallon Catmint
- (4) cy plant mix
- (3) cy mulch
- (1) cy topsoil
- (.5) cy peat
- (4) flats of annuals

#14,020

**Subtotal** **\$30,110.00**