
BOARD MEMBERS PRESENT:

Gary Wall, Supervisor
Kim Markee, Clerk
Steve Thomas, Treasurer
Anthony Bartolotta, Trustee
Marie E. Hauswirth, Trustee
Janet Matsura Trustee

ABSENT:

Mark Monohon, Trustee

OTHERS PRESENT:

Jeffrey Farrington	Mike West	Ray Nouhan
Robert Matsura	John Paul Torres	Russell Q. Gerke
Donna Wall	Kathy Schemers	Don Schemers
Ron Ressler	Ann Cramer	Mari Latozas
Mark Daugherty	Michele Wareck	Diane Sylvester
Carol Daugherty	Pete Sylvester	Bill Best
Tyler Soncrainte	Elaine Best	Robin McGregor
Mary Craite	Jeffrey Polkowski	Steve Klein
Tom Larabel	Sandy Polk	Wendi Royer
Dan Larabel	Greg Bauer	Arthur Frasca

Supervisor Wall started the meeting at 6:00 p.m. and asked all attendees from Allen Edwin Homes to introduce themselves.

Tom Larabel – VP of Land Development
Dan Larabel – Land Manager
Mike West – Land Planning Manager
Ray Nouhan – Regional Construction Manager

Mr. Tom Larabel, Vice President of Land Development for Allen Edwin Homes presented a slide presentation (attached below) about Allen Edwin Homes. He said that when they started this development the interest rates were at 2.75% and for a \$264,000 home price, the monthly payment was about \$1,515 per month, and in 2024 with the interest rate at 7.0% the monthly payment would be about \$3,028 per month. Therefore, they had to consider leasing these homes and offering a month-to-month lease. This seems to be the new way with many younger families not wanting to own. The entire site will have lawn maintenance and the lessee will be responsible for their sidewalk and driveway being snow shoveled.

The lease terms will be a minimum of 1 year and some may go as long as 2 years. Currently, there are 5 homes under contract, and they are hoping another 7 homes will soon be signed under contract. With the way they select the Lessees, the Lessee must have a minimum of about \$90,000 annual income, to meet the required 1:3 ratio. There are numerous developments like this across the state that remain around a 95% occupancy rate. A lessee could still purchase the home if they chose to do so, however, they would pay their own taxes and HOA fees.

Mr. Larabel explained that Michigan needs more than 190,000 units to curb the crisis of the housing shortage in Michigan. The Park Ridge Project has individual lots with individual taxes.

All homes receive landscape packages, irrigation, and hydroseed and are maintained by Park Ridge Homes through their Property Management Company – Copper Bay. If there are issues with the

properties such as grass not being mowed or dumpsters staying too long, you should contact Copper Bay at 1-833-944-7368 or contact@copperbay.com or go to www.copperbay.com.

Supervisor Wall asked the Board if there were any questions, and the following questions were asked and answered:

1. Clerk Markee – When will the landscaping be completed? Answer – in about 30 days or so. Would it be possible to remove the telephone poles on Richardson Ct. Answer – it would be very expensive to remove these – astronomical cost.
2. Trustee Bartolotta – Is there a wait list to move in? Answer – Currently there are 5 homes occupied and they hope to have 7 more in the next 30 days. What made you come to Waterford? Joe Lacrichio contacted them. What about sidewalk snow removal? Answer – the homeowner is responsible for snow removal of their sidewalk up to the porch and their driveway.
3. Trustee Hauswirth – What are the leasing terms? Answer—One-Year Leases, but will add years if requested. Some may be two-year leases. Some people are very happy and just continue to stay longer. Some people may purchase their home and would have to be set up in the HOA fee system. Will homes stay occupied? Answer –according to the initial traffic study, yes it shows there is a demand for these homes.
4. Treasurer Thomas – are you allowed to plant flowers and have a garden on the properties? Answer – it depends, some landscaping is allowed, but installing a pool is not allowed. As the yards go in more trees will be planted. Are dogs or pets allowed? Yes, they are allowed. What about boats, campers, and trailers, are they allowed to be there? There are limitations on those, and the property management company will buckle down. Allen Edwin Homes will own all the lots and will have all the votes in the HOA.
5. Clerk Markee – will you allow subleases? - Answer 90% sure they will not allow subleases. There are 55 planned units for this property.

The public asked questions:

1. Sandy Pulk – Thanked them for their presentation, and she was concerned about the cement trucks compromising the road. Will you come back and fix the road? Answer – the roads are designed to withstand the traditional home building process and it is a public road maintained by the public unless there is negligence, and the builder would repair it. She was also concerned about the drainage of the rainwater, and Mr. Larebel said to call the property management company if the drains are blocked. Also, the non-homestead property tax will go to the schools and not the Township.
2. Steve Klein - Thanked the presenters for attending. Evasive species are concerning to him, and he has been snipping the vines off the trees. Stewardship for the HOA – is there a contact person – Mr. Larabel said to contact the property management company.
3. Craig Bower – Disagreed with the development and was concerned that the Township was not doing what the citizens wanted. Also concerned with the homes being rented and the quality of the construction because the houses are being built fast.
4. Jeffrey Farrington – sounds like a good project. Will the maintenance of the homes remain up to standard if it sells years from now? It's managed by the HOA or the property management company. If the property sells, the Township ordinances would have to enforce the property owner's maintenance of the property.

5. Mari Latozas - Concerned about the safety of walking her dogs. Trucks have been going too fast and not allowing pedestrians to have the right of way. She was almost hit by a truck on three different occasions. It is a very popular area for people to go to the park and let the truck drivers know that they need to slow down.
6. Michelle Wareck – is upset about this development and does not like the traffic coming off of Williams Lake Rd. and the traffic issues including accidents. It is like a death trap. Need more police to watch the traffic. When did it change to rentals? It is very upsetting. Who is getting the money for these properties? She has lived in the community for 68 years and is very involved in the schools. Thank you for your time.
7. Pete Sylvester lived in the community for over 25 years and misses the wildlife, and feels like the citizens have been duped. The project is moving at record rates. The trades are there around the clock, and the trades work on Sundays as early as 8:00 a.m. on Easter and are noisy and trash is littered all over. Give some consideration for the hours that are being worked because you are disturbing the peace. Renters are fine, but they may not be engaged in the community. Prices have come down for supplies – COVID is over.
8. Mary Craite – concerned with the transient population and the Township is not working with the School District and they own more property than anyone in this Township. As a 40-year veteran of the school district, she is tired of people beating up the school district. It's difficult with transient children and the school district is what is going to keep this Township going.
9. Stephen Ratz – thanks for showing up. Are you working with the State for approved housing? Mr. Larabel said there are no special incentives, no TIF, no HUD, or Section 8 housing for this area. He misses the nature in the area and grew up in Waterford.

Supervisor Wall built homes for a living in many fields, and it is how development happens by building homes in an open field. It was clear that the Road Commission of Oakland County was going to sell this property. Many things could have gone in there, and in his opinion, this was one of the better alternatives. He used to frame a house every 4 days with top quality. People having children in this community will help the schools and the community. At the price these homes are renting for, he is glad that he does not have to rent these days. Thank you for attending.

The meeting ended at 7:10 p.m.

ALLEN EDWIN HOMES

Park Ridge Town Hall

Introduction

ALLEN EDWIN HOMES

Introductions

Tom Larabel – VP Land Development

Mike West – Land Planning Manager

Dan Larabel – Land Manager

Ray Nouhan – Regional Construction
Manager

30 years experience in Homebuilding

Home office in Portage, MI

A+ Rating – Better Business Bureau of Western MI

2022 “Top Work Places” award – Detroit Free Press

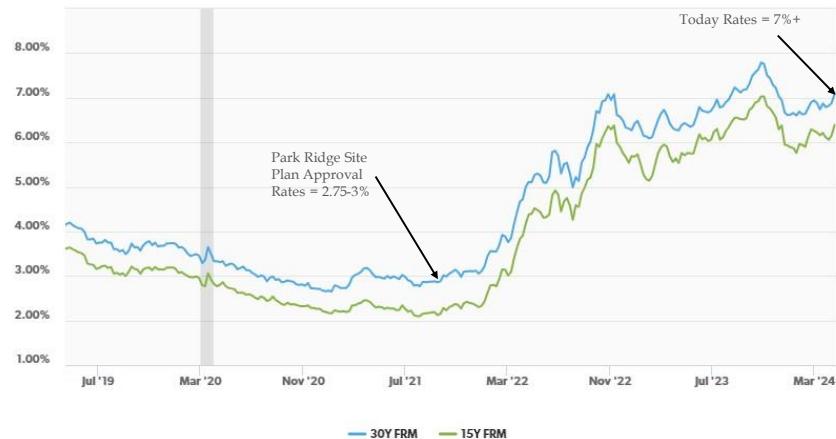
9 out 10 customers recommend AE to family or friends



Our Property Management Entity with 7+ years
experience (Previously SWAN property management)

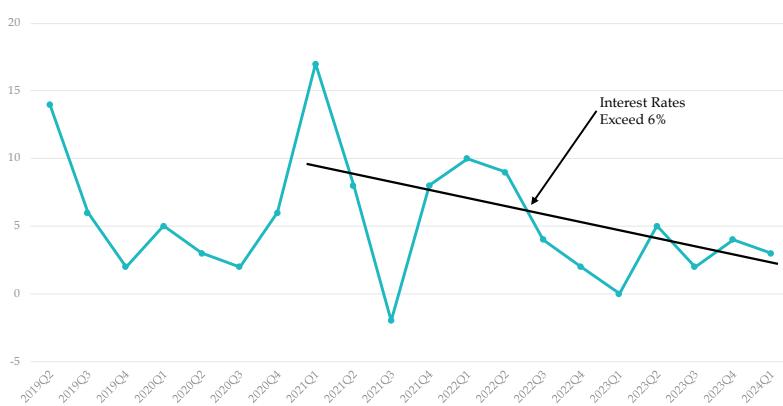
Home office also in Portage, MI

Interest Rate Trends



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New Home Sales Performance vs. Interest Rates



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Market Trends

- Housing demand remains high, but sales are not robust
- Buyers are challenged with higher rates & higher costs
- **2019 House Payment = \$1,161 + \$354 = \$1,515/month**
(\$264,000 Average Sale Price, 3.75%, 5% down, 30 yr fixed, \$354/month property tax from 2019 actual tax)
- **2024 House Payment = \$2,498 + \$530 = \$3,028/month**
(\$395,000 Average Sale Price, 7.0%, 5% down, 30 yr fixed, \$530/month property tax from 2023 actual tax)
- The result limits affordability and forces many homebuyers to the sidelines

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Park Ridge Project

- Leasing SF homes is not a new concept, but “build-to-rent” SF homes is a growing trend across the country
- Payments for New homes purchase vs. new home leasing has inverted
- Non-traditional rentals typically account for a majority of rental units in most areas
- SF homes for lease provide alternatives to homebuyers desiring a single-family home without the maintenance

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Park Ridge Project

The Park Ridge project is a subdivision with each lot owned and taxed individually



Park Ridge Project

"Michigan needs more than 190,000 units to curb crisis" – Michigan State Housing Commission

"Michigan faces an acute housing shortage – worse than the national average for both owners and renters" – Michigan Department of Labor & Economic Opportunity

Park Ridge will be constructed at an accelerated pace likely 3 to 4 times faster than a for sale product



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Park Ridge Homes

Upgraded Homes

- Granite Countertops
- Tile Backsplashes
- Stainless steel appliances
- Energy Efficient RESNET® HERS Rated homes
- Approximately 50% of the homes include stone on elevations
- Upgraded cabinets and flooring
- Appliances included, for move in ready experience



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Park Ridge Homes

- All homes receive landscape package, irrigation, and hydroseed
- All yards and green space maintenance professionally managed



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Copper Bay Property Management



www.copperbay.com

1-833-944-7368

contact@copperbay.com

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