



***Briar Hill Subdivision
Annual Homeowners Association Meeting
October 15, 2025***

Agenda

1. Welcome
2. Current Board Members
3. Subdivision Real Estate Update
4. 2025 Projects Completed
5. Financial Update / Annual Expense Summary
6. By-Laws Update
7. Board Member Nominations
8. Volunteer Opportunities
9. Question And Answers

Current Briar Hill Board Members

- Jan Hewett - President
- Shari Gordon – Vice-President (Secretary)
- Alan Knaus – Treasurer
- Kishor Khankari – At Large Member
- Phil Wyckstandt – At Large Member
- Patrick Kelley – Property Manager
(InRhodes Property Management Company)

2025 Real Estate Update - Brian Bundensen



2025 Briar Hill Real Estate Update

5 Home sales in 2025 (Average Number of Sales)

Briar Ridge @ \$495,000 (\$316/ SqFt); 32 Days on Market

High Pointe Lane @ \$640,000 (\$239/SqFt); 36 DOM

Crystal Lake Lane @ \$717,500 (\$239/SqFt); 5 DOM

Lake Pointe Lane @ \$730,000 (\$272/SqFt); 3 DOM

Heatherbrook Lane @ \$810,000 (\$279/SqFt); 42 DOM

Average Sales Price \$678,500 (\$267/SqFt); 23 DOM (UP from \$229/Ft in 2024)

Briar Hill Homeowner's Equity \$122 Million (up from \$111 Million in 2024)

2025 Ann Arbor Real Estate Update

Overall in the Ann Arbor/ Pittsfield area, 2025 was a Bi-Polar Market. The First half of 2025 was a strong sellers market, but second half has shifted to more of a buyers market for the first time in several years.

Briar Hill is still highly desirable due to location, quality of construction, and a relatively small number of homes on the market each year.

Buyers willing to pay top dollar for updated, well maintained homes.

Park Improvements/Beautification Project – Phil Wyckstandt



Park Improvements/Beautification Project

- Buckthorn/invasives/dead trees removed and park property lines re-staked
- Drainage repairs at the playground & grading of land at north & south ends of the park to divert rainwater away from co-owners properties – early November
- Requests for quotations for ongoing maintenance in process, buckthorn/invasives will regrow quickly and need to be controlled.
- Ideas from co-owners for future improvements are welcome; walking paths, native plants & flowers, trees, playground equipment, picnic shelter, etc. Please contact Phil Wyckstandt or Alan Knaus with ideas.



Before



Now



Treasurer/Financial Report Update – Alan Knaus



Annual Briar Hill Income / Expense Summary

- Handout: 2025 YTD Budget vs Actual

We remain in a strong financial position

- The 2026 Budget will be distributed in February 2026 with the Annual Dues notice.

2025 Projects

Thanks to Gordon Shewach!

Updates to Briar Hill Homeowners Association Website



Still in development.

Input on what material should be placed on the website is highly encouraged!



<https://briarhillhoa.com>

Briar Hill Homeowners Association

connecting homeowners since 1994

Social Committee Updates – Kishor Khankari / Kelly Cleland



2025 Social Events

Summer Social Event – July 29, 2025



**COMING SOON!!
Halloween Party
October 26, 2025**



Revised Bylaws Update – Jan Hewett/Shari Gordon



Bylaws

Revised Bylaws VOTE Update!



**130 Voting Packets
Sent by USPS**



**50 Voting Packets
sent by E-Mail**

Revised Bylaws VOTE Update



**90-Day clock has
begun**

**Deadline, Wednesday,
January 7th, 2026**

**Ballot must be
signed!**

Amendments to the Bylaws

Reminder,

- The current “Boiler Plate” Briar Hill By-Laws were created 35 years ago
- Elements of the By-Laws are outdated and do not fully reflect today’s status / reality
- Michigan Compiled Laws (MCL) and Statutory requirements
 - Missing new laws and/or updated laws/regulations
- Home Rentals
 - Min./Max. Times for Long Term Rentals
 - Do We Allow Short Term Rentals (e.g. VRBO, Airbnb, etc.)?
- Membership Voting - Quorum Provisions
 - Revision to the percentage required to reach quorum so that needs of the HOA can be met. Historically, the annual meeting fails to reach a quorum for actions/votes proposed.
- Compliance with the Governing Documents

Amendments to the Bylaws – if revised

Calling all Artists!

Design the next BH HOA Bylaws cover-page. Prizes for top 3 entries!



Board Member Nominations

- The terms of three current Briar Hill Board Members are ending
 - Jan Hewett
 - Alan Knaus
 - Shari Gordon
- These Board Members are willing to continue on the Board, however, they are also willing to step aside if other Briar Hill Homeowners are interested in joining the Board
- Our Property Manager, Mr. Patrick Kelley from InRhodes, will now review the applications of homeowners who have applied to be Board Members

Volunteer Opportunities

- If you have a passion for making Briar Hill a better place to live, please consider volunteering to lead or participate in a committee
- Committees could include:
 1. Social Committee
 2. Beautification Committee
 3. Park Committee
 4. Capital Improvement Committee
 5. Other TBN
- Please contact one of the Board Members if you are interested in volunteering for a committee

Briar Hill Homeowner Responsibilities

The Briar Hill By-Laws were published in 1990 to guide the development and ongoing management of the subdivision. Emphasis was placed on protecting and enhancing the value of everyone's home and property.

Our responsibilities as homeowners are to maintain our home and property as follows:

Aesthetics / Maintenance

- *Maintain your home in a safe, aesthetically pleasing, clean and sanitary condition*
- *Storage of supplies, materials, personal property or trash is not allowed*
- *Trash bins should not be visible except on scheduled trash pick-up days*

Landscaping:

Maintain your grounds including:

- *Mowing of grass*
- *Removal of weeds*
- *Removal of dead vegetation from garden plots*
- *Proper trimming of bushes and trees*

Vehicles:

The following cannot be parked or stored at your home except in the garage with the door closed:

- *House trailers*
- *Camping vehicles and trailers*
- *Boat trailers*
- *Commercial vehicles*
- *All Terrain Vehicles*
- *Snowmobiles and trailers*

Additional information, including the Briar Hill By-Laws, can be found at briarhillhoa.com

(By-laws are listed under "Meeting Information")

Capital Improvement Projects

- The following improvement projects have been completed over the past several years consistent with the homeowners' priorities from the 2016 Annual Homeowners Meeting:
 - Upgraded and expanded lighting
 - Sidewalk repairs (In front of park, along Lohr Road, Crystal Lake Lane)
 - Upgraded street signs
 - Little Libraries
 - Sprinkler repairs
 - Improvements to the Lohr Road Entryway
 - Improvements to the Park (including trimming and removal of dead trees)
 - Removal of invasive Buckthorn in the Park



Questions ??