



Woodland Ridge Subdivision
P.O. Box 40, Milford, 48380
woodlandridgesub.com

Greetings!

Enclosed you will find your invoice for the subdivision annual dues along with the budget for 2026. Dues remain the same as last year at \$575 and are due April 15, 2026.

In honor of the United States' Semiquincentennial—the 250th anniversary of the signing of the Declaration of Independence—we'll be decorating the subway entrance and gazebo in patriotic stars and stripes this year. If there is interest, we can form a committee to put together a picnic or block party over the summer. If you're interested, send an email to president.woodlandridgesub@gmail.com.

Special Assessment District Update

36 signatures (more than the 70% required by the township) were turned into the township. The township accepted the signatures them and approved the intent to form the SAD at the Feb 2, 2026 Township Board Meeting.

Excerpt from the Feb 2, 2026 township meeting minutes:

Consider Resolution 26-04 to Determine Intent to Form the Woodland Ridge Subdivision Road Special Assessment District for the Improvement of Subdivision Roads and Related Services - Approved

The bid package went out to 4 contactors and they responded with the following bids;

Cadillac - \$1,197,735

T&M - \$1,137,900

Nagel - \$1,008,240

Allied - \$954,544

After some debate and discussion, the road committee unanimously chose Nagel for the project. They weren't the least expensive, but there were contract concerns with the lower bid.

We met with the township treasurer and planning director to gather more information on next steps.

We provided them the following:

Construction Cost - \$950,000

Bank Interest - this is based on 10-Year Treasury Index; at today's rate interest would be 7.63%

Bank Fees - 0.5% of the amount drawn or \$6,000 (the max amount we will draw is \$950,000)

Highland Township fees - 1% of the construction costs submitted (\$9,500).

Note: The Township was given a cost less than the bid to ensure that we do not overpay if the contractor comes in under budget. Any project costs over \$950,000 will be funded by the existing infrastructure fund (approximately \$180,000). This includes consulting fees for G2.

The SAD will be on the agenda for the township board meetings on March 2, 2026 and May 4, 2026. The township is sending everyone a letter with details ahead of both meetings. Everyone is encouraged to attend both meetings and provide comments to the board. If you can't attend the meeting, you can send an email with your comments and request it be read at the meeting.

Homeowner Assessment

Each homeowner is being assessed and amount of \$19,000 (\$950,000/50 lots).

For those paying up front, \$19,000 will be the amount to pay in full. You will have from March 2 – April 9 to make payment. Please hand deliver your check to the Treasurer at Township Hall and get a receipt of payment from them. The Township does not provide an option to pay in full after this date.

For those utilizing the SAD 10-year payment plan, the amount will be \$19,000 plus the interest and fees from the bank and Township spread of the number of homeowners electing this option. Homeowners will pay via the winter property tax assessment over the next 10 years, starting in February 2027. The estimated annual payments are approximately \$2,800-\$3,200 and will be finalized at the May 4, 2026 Township meeting.

Construction Timeline

Assuming the township board approves the SAD at the May 4, 2026 meeting, the Notice of Award to the contractor will go out after that.

The project has been broken down into 3 phases; Curb removal and replacement, Asphalt removal and replacement for the north side of the sub (Phase 1 - everyone north of the gazebo) and Asphalt removal and replacement for the south side of the sub (Phase 2 - everyone south of the gazebo).

Timing stipulated in the bid package is:

Curb removal and replacement for Phase 1 and 2 by June 30, 2026

Restoration behind back of curbs for Phase 1 and 2 with sod (including any irrigation replacements) to be completed by July 11, 2026

HMA removal and replacement for Phase 1 by August 10, 2026

HMA removal and replacement for Phase 2 by September 20, 2026

Not all curbs are being replaced, we anticipate around 10%, so that part will not impact the sub as much as the asphalt replacement.

Things to consider before construction begins:

- If you are planning on replacing your driveway or doing any work involving heavy machinery, please do it before the roads are torn up. If the road gets damaged due to work being done on your property, you will be responsible for repairs.
- Scheduling any graduation parties or other large event.
- If you are planning on minor work (i.e. having your septic tank cleaned, ordering anything that requires delivery to your home (furniture, etc), you may want to complete this before your phase is started.

Once construction begins, we will be sending out updates via email and Facebook. If you currently do not receive emails from the HOA, please send your email address to president.woodlandridgesub@gmail.com.

if you have questions, please send an email to president.woodlandridgesub@gmail.com.

Lastly, my thanks goes out to the Road Committee for their continued support and involvement on this project!

Facebook page for non-official communications – Woodland Ridge Subdivision – Milford.

Email for questions / complaints, etc. is president.woodlandridgesub@gmail.com or treasurer.woodlandridgesub@gmail.com. You can also call Brent Stine at (248) 854-4294 with any questions.

The by-laws can be found on the website – woodlandridgesub.com.

Dina McMullin, President, president.woodlandridgesub@gmail.com

Leslie Zawada, Secretary, lnzawada@gmail.com

Brent Stine, Treasurer, treasurer.woodlandridgesub@gmail.com