

# The PARK BENCH

Parkwood Estates Subdivision Fall–Winter 2022 Issue

Smokler-Truesdell Homeowners Association

P.O. Box 87066, Canton, MI 48187-0066



## TRICK OR TREAT!

Your Board desires to encourage a sense of community and opportunity for fellowship and fun among residents of the subdivision. Trick or treating on Halloween is enjoyable for everyone.

Over the years many of our residents go out of their way to decorate their houses with fall and Halloween items. On Halloween night, some set out tables with treats and sit back to watch as trick or treaters come along, some leave bowls of candy out by the sidewalk or in their driveway, and some hand out treats right at their door. Some of you move your outdoor firepit to your driveway or front yard, and sit in chairs passing out treats.



We encourage residents to plan for treaters again this year. When planning what treats to hand out, please remember that some children have food allergies. There are several popular candies such as Dots, Ring Pops, Skittles, Smarties, Sour Patch, Starburst and Swedish Fish that are safe for those children. Other popular items to hand out include temporary tattoos, stickers, and other trinkets.

If you do not wish to participate in this activity or will be gone, you might want to turn off your porch light. If you are open to trick or treaters coming to your door, you can add a sign welcoming them, so there will be no hesitation for treaters to come. This year at 42615 Boulden Court, there will be free cider provided for by your subdivision board. Be sure to come by and get some. **Happy Trick or Treating!**

## SAVE THE DATES!

Coming up in December:

### SANTA PARADE

Saturday December 10th  
4 to 6 PM

Santa is returning to Parkwood Estates this December. Watch for details of the route on the Parkwood Estates Facebook page or [website](#).

## HOLIDAY DISPLAY AWARD

Judging will be by your board members between December 16th and 23rd. All residents in good standing (dues paid up) are eligible, except board members. There will be three awards given out, and winners will be announced on the website, the Parkwood Estates Facebook page, and in the next Newsletter. We look forward to seeing how beautiful and decorated the neighborhood will be this year.

## ANNUAL MEETING

**CHANGED DATES AND LOCATION**  
**Tuesday November 15th 7pm**

The meeting will be held at the Canton Township Hall's Freedom Room. The annual meeting is an opportunity for residents to meet the board, ask questions, and express concerns or ideas about our subdivision. The most important agenda item is the election of board members.

There are three (3) terms that need to be filled. Two of the three board members are running again so there is an open position. At least 32 members need to be either be in attendance at the meeting or have turned in a proxy to conduct business. Therefore, **it is important to submit your proxy** if you cannot attend.

There is a hard copy of the proxy in this newsletter. Place completed proxies in the envelope on the front door at **42615 Boulden Ct**. **The new deadline for submitting a proxy is 6:00 pm on November 14th**. For additional proxy ballots, or to submit an on-line proxy, visit the website at [http://www.parkwoodestates-cantonmi.org/proxy\\_voting.html](http://www.parkwoodestates-cantonmi.org/proxy_voting.html). You can vote online here: [http://www.parkwoodestates-cantonmi.org/2022\\_Proxy\\_Ballot/900846.form.htm](http://www.parkwoodestates-cantonmi.org/2022_Proxy_Ballot/900846.form.htm)

We need resident support to continue to act in the best interest of everyone who lives in the subdivision.

# Inside The Park

By John Kouchoukos, Parks Chairman

*Wow! Where did the summer go?* Once again, the summer has gone too fast, and we are heading into another Michigan winter. I'd like to take this opportunity to remind residents and to make new residents aware of several items regarding fall and winter in Parkwood Estates.

## Leaf Collection

It is only permitted to place leaves and other compost out for collection in approved containers and paper compost bags. We are not allowed to place leaves or other compost in the street, as this will lead to the clogging of catch basins in the streets. If you have a catch basin in front of your house, please make sure to keep it free of debris. This helps to prevent any flooding of the street when we get any rainfall. Final pick up of compost by GFL is typically the middle of December.

## Parking In Fire Lanes

As we continue to welcome many new neighbors into the neighborhood, and head into the coming winter, this is a reminder that all of our streets are considered a Fire Lane and have no parking on one side of the street (with the exception of Saltz) or ANY parking on the inside of a cul-de-sac. There are signs that show what side of the street is designated as No Parking. Some signs are missing or faded, and we are in the process of reporting these to Wayne County for replacement. Please make sure to have visitors and contractors park on the appropriate side of the street or in the driveway, but please be mindful not to block sidewalks. We have a tremendous number of walkers and children throughout the neighborhood, and it is dangerous for them to have to walk into the street to get around a vehicle. It is also difficult for delivery trucks and most importantly Emergency Vehicles to pass if there are cars parked across from each other or on inside the cul-de-sacs. We all strive for safe streets and sidewalks for everyone, thank you for doing your part.

## Snow Removal

Please refer to our Community [Website](#) for important information regarding snow removal information. To help keep our streets safe for everyone it is important that all vehicles be removed from the street prior to a snowfall and remain off the street until plow trucks have serviced the neighborhood. Also, as stated above, there should be NO PARKING inside of cul-de-sacs at ANYTIME.

## Tree Trimming

As stated previously, Wayne County is responsible for the maintenance of our streets as well as trees that are on the easements of our homes. Unfortunately, Wayne County does not regularly make it a priority to trim the trees in our neighborhood. Having said that, we have a high volume of people that walk our sidewalks and children that play and ride bikes along our sidewalks. We are asking that you please maintain any trees in front of your house that may impeded residents from safely navigating sidewalks throughout our community.

Having stated this, we are aware of an individual that is taking it upon themselves to trim/break branches of trees throughout the neighborhood. This is totally unacceptable and if anyone has seen this person in the act or has any information, please contact the Canton Township Police.

*Until the Spring Newsletter, enjoy the outside and we will see you Inside the Parks!*

## All About Those Green Circles and Lines

The appearance of green circles and other markings on the sidewalks of Parkwood Estates is part of a sidewalk repair program that has been ongoing for several years. It is now our subdivision's turn. Information about the sidewalk repair program can be found on the Township web site, at <https://www.canton-mi.org/214/Sidewalk-Repair-Program>.



**Here are some of the details discussed:**

*In order to promote safety in Canton neighborhoods, and improve the appearance of the community, Canton has adopted a sidewalk ordinance and program. Each year, Canton's Engineering Services Division will target a specific zone within the Township. If your residential or commercial property falls within that zone, you will be responsible for any*

*sidewalk that falls within the public right-of-way.*

*Canton's Utility Inspector will place "Green Dots" denoting resident/business owner responsibility and "Red Dots" denoting Township responsibility for all sidewalk repairs. All subdivision ramps in need of repair will be replaced to meet the guidelines set by the American Disabilities Act (ADA).*

*After inspections have been completed, a Public Hearing for Necessity of Repairs is scheduled. The Public Hearing is typically held in March of each year. Notification letters are mailed with the time, date and location of the Public Hearing. The letters also include an estimated quantity and cost of the sidewalk to be repaired. After the hearing, homeowners/business owners have 60 days to complete repairs. Options for sidewalk repair are provided in the notification letters. Sidewalk repair construction is anticipated to begin after Memorial Day and be completed by the end of July. Invoices for repair work will be mailed in the Fall / Winter of 2024. For more information, please call Canton's Engineering Services Division at 734/394-5150.*

At the time of writing this article, a contractor has not been chosen. When a contractor is chosen, residents can ask the contractor direct if they would like additional cement work done on their driveway. If you have the work done, you will not have to get a permit, it will be under the sidewalk program. For more details or questions, you may call **Erika Hidalgo**, Staff Engineer II at **734-394-5158** and leave a message and she will return your call.

# Annual Dues Reminder

Association dues are an obligation of all subdivision homeowners. Dues are used to pay for grass cutting, park & berm maintenance, snow plowing, equipment replacement, insurance, community activities and legal services.

Association by-laws allow for an annual 5% increase in association dues. This year, the Association Board has decided to NOT raise the 2023 assessment. The 2023 assessment therefore remains at \$115. Dues invoices will be mailed mid-December. Invoices include unpaid past dues and penalties if applicable.

Payment is due January 1st. Dues payments should be mailed to:

**Smokler Truesdell Association**  
**P.O. Box 87066**  
**Canton, MI 48187**

Please be sure your lot number appears on your check and that you return the ENTIRE invoice with your payment.

The 2023 dues are payable without penalty until January 31, 2023. Dues received after January 31st are considered late and subject to the late fee. Per association by-laws, a \$25 per annum late fee may be charged on all unpaid balances. A lien may be placed on the homeowner's property or action taken in small claims court for unpaid dues as specified in our Dues Collection Procedures. Homeowners can obtain a copy of misplaced invoices by contacting our Property Manager. This and more information about annual assessments is available on the Parkwood Estates web site at [http://www.parkwoodestates-cantonmi.org/annual\\_assessment.html](http://www.parkwoodestates-cantonmi.org/annual_assessment.html)



## Beautification Award Winners

Thanks to everyone who took the time and effort to improve the appearance of their home this summer. These homes were chosen by the board to receive recognition for having outstanding curb appeal:

**1268 Terrel Ct**  
**1661 Walnut Ridge**  
**42735 Boulden Ct**

Congratulations and thanks to these homeowners.

# ADVERTISE IN THE PARK BENCH

**Sponsor Ads** for the newsletter range in cost depending on size as follows:

- 1/8 page (business card -1.07" X 1.38")  
@ \$35.00 per year
- 1/4 page (2.13" X 2.75")  
@ \$70.00 per year
- 1/2 page (4.25" X 5.5")  
@ \$105.00 per year
- Full page (8.5" X 11")  
@ \$140.00 per year.

Sponsor ads will be published in the newsletter as soon as payment is received by the Treasurer for one (1) year from date of payment. Payments should be made to Smokler-Truesdell and mailed to **PO Box 87066, Canton, MI 48187**.

For more information on Sponsor ads, go to [http://www.parkwoodestates-cantonmi.org/association\\_sponsors.html](http://www.parkwoodestates-cantonmi.org/association_sponsors.html)

The cost of the ad will include an ad approximately 242 x 136 pixels published on the website.

**Classified Ads** are available for those individuals who would like to provide a service to the residents such as babysitting, yard work or snow shoveling and are free to any members in good standing of Parkwood Estates and will only be placed on the Website.

For more information on classified ads, go to [http://www.parkwoodestates-cantonmi.org/wants\\_ads\\_classifieds.html](http://www.parkwoodestates-cantonmi.org/wants_ads_classifieds.html).

Send classified ad copy to the webmaster at:

[webmaster@microrap.biz](mailto:webmaster@microrap.biz)

Send your ad copy (Sponsor ads) to: [cjmcgorey@hotmail.com](mailto:cjmcgorey@hotmail.com)

Or mail to:

**Smokler-Truesdell**  
**PO Box 87066**  
**Canton, MI 48187**

## CALENDAR OF EVENTS

Monthly Board Meetings	2nd Tuesday of month, Sept—May, 7:00 pm
Annual Members Meeting	Tuesday, Nov. 8, 2022 Canton Township Hall Freedom Room
2023 Dues Invoices are Mailed	December 1, 2022
Santa's Parade Saturday	December 10, 4–6PM
Holiday Display Award Judging	December 16–23, 2022
2023 Dues to be Paid	January 1, 2023
2023 Dues Are Late	February, 2023
2023 2nd Dues Notices Mailed	March 1, 2023

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## BOARD MEMBERS and Key Contacts

<b>President</b>	Roxanne Henke	roxdefox@eid55.com	734-751-8206
<b>Vice President</b>	Ryan Miner	ryanminer1884@gmail.com	734-812-7292
<b>Treasurer</b>	Daan Berks	daanberks@gmail.com	734-548-2171
<b>Secretary</b>	Mike Cappuccitti	mcapphoa18@yahoo	734-981-1857
<b>Parks Chairman</b>	John Kouchoukos	M-Dlawnservice@hotmail.com	313 570-4346
<b>Trustee</b>	Tim Schantz	celluclay@gmail.com	734-673-7495
<b>Trustee</b>	Nazifa Karima	nazifakarima@gmail.com	301-658-8570
<b>Trustee</b>	Cliff James	cjames2@comcast.net	734-812-8304
<b>Trustee</b>	Amanda Kouchoukos	kouchoukos@gmail.com	313-570-0908
<b>Property Manager*</b>	Dennis Nagy	BRIDENmanagement@aol.com	248-921-3909

*\*not a board member or officer of HOA*

### Park Captains:

Blue Mountain Park—Ryan Miner

Loveland Park—Joshua Miller

Winter Park—Jeffrey Hall

**Newsletter Editor:** Chris McGorey

Send suggestions, comments and any other feedback to [cjmcgorey@hotmail.com](mailto:cjmcgorey@hotmail.com).

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## BLOCK CAPTAINS

Briarcliff Ct.	Jerry Brink	fixobd2@comcast.net	734-981-8631
Boulden Ct.	Jennifer Hazen	jennifer@hazen.us	734-765-7380
Cherrylawn Ct.	Chris & Diane McGorey	cjmcgorey@hotmail.com	734-844-0032
Collingham Ct.	Judy Kamm	kammhouse3@aol.com	734-981-2661
Copeland East	Brian Smith	bubbles _ icu@yahoo.com	734-502-4821
Copeland West	Tim Schantz	celluclay@gmail.com	734-673-7495
Manton	Serge Garabedian	garabedi82@gmail.com	734-844-1779
Saltz East	Raeann Neil	raeannneil@yahoo.com	734-844-0725
Saltz West	Linda Tucker	lindamsu@comcast.net	734-981-7883
Redfern West	Linda James	lindaj2@comcast.net	734-516-5060
Terrell Ct / Redfern	Sharon Minning	Sharon.minning@att.net	734-981-0638
Walnut Ridge East	Lori Puckett	puckett@wowway.com	313-910-7611
Walnut Ridge North	Dave & Denise Konwerski	dkon@sbcglobal.net	734-981-1266
Walnut Ridge West	Lori Puckett	puckett@wowway.com	313-910-7611



# 2022 Voting Proxy

(only one proxy per address)

1) Complete this form on-line and then print.  
or  
2) Print and complete later.

Name\*: \_\_\_\_\_

(please print clearly)

Street No. and Name\*: \_\_\_\_\_ Lot No.: \_\_\_\_\_

(please print clearly)

(please print clearly)

Vote my proxy as follows:

<b>CANDIDATES RUNNING FOR THE BOARD &amp; WRITE IN CANDIDATES</b>		
John Kouchoukos* (Board recommends vote "Vote For")	<input type="checkbox"/> Vote For <input type="checkbox"/> Vote Against <input type="checkbox"/> Abstain	Select only one**
Amanda Kouchoukos* (Board recommends vote "Vote For")	<input type="checkbox"/> Vote For <input type="checkbox"/> Vote Against <input type="checkbox"/> Abstain	Select only one**
Colleen Przybyla* (Board recommends vote "Vote For")	<input type="checkbox"/> Vote For <input type="checkbox"/> Vote Against <input type="checkbox"/> Abstain	Select only one**
Andrea Zguris* (Board recommends vote "Vote For")	<input type="checkbox"/> Vote For <input type="checkbox"/> Vote Against <input type="checkbox"/> Abstain	Select only one**
_____ (Print Write-In Name & Email Address Above)		
<b>BOARD NOMINATIONS &amp; MOTIONS FROM THE FLOOR</b>		
Board Nominees made from the floor* (Board recommends vote "As recommended by the board")	<input type="checkbox"/> As recommended by the board <input type="checkbox"/> Abstain	Select only one***
Write-In Candidates* (Board recommends vote "As recommended by the board")	<input type="checkbox"/> As recommended by the board <input type="checkbox"/> Abstain	Select only one***
Motions made from the floor* (Board recommends vote "As recommended by the board")	<input type="checkbox"/> As recommended by the board <input type="checkbox"/> Abstain	Select only one***

(Signature or typed name certifies you are a HOA member\*)

(Date\*)

Proxies may be given to any board member or placed in an envelope on the front door at 42615 Boulden Ct.

Paper proxies must be received by 6pm on Friday November 7<sup>th</sup>

\* Required

\*\* If more than one is voted "Vote For" will be voted.

\*\*\* If none or both are selected "As recommended by the board" will be voted.

Share Here



***Family Fun***

**HAPPY HALLOWEEN**



**STACI KOWALCZYK**  
REALTOR®  
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# FACT or FICTION

## “We’re in a Housing Bubble.”

**FICTION:** This is not a housing bubble, here’s why:

Some think that with the rapid increase in house prices over the last couple of years that we must be in a housing bubble, one similar to the 2008 housing crisis.

Here’s 4 key factors that show that this time around is different.



Annual Home Equity Gains



### 1. Record Equity:

Homeowners today have a lot more skin in the game. In fact, the average amount of home equity in the U.S. is at a record high - \$185,000, an increase by almost \$48,000 in 2021.

Sources: CoreLogic, Attom



### 2. Low Inventory:

While we’ve seen inventory of available homes improve slightly, it’s still very low and buyer demand has continued to outpace supply by a wide margin which is another sharp contrast from 2008.

Source: NAR

### 3. Qualified Buyers:

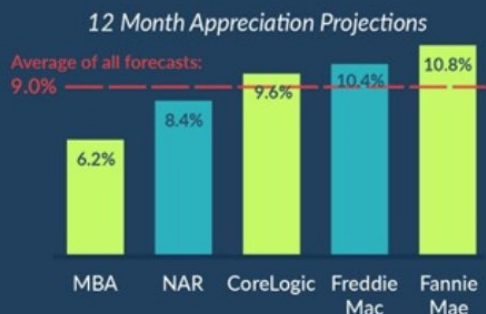
With larger down payments and stricter lending standards across the board, buyers are far more qualified than the lead up to 2008.



Source: Federal Reserve

### 4. Appreciation Projections:

While the pace of the last two years isn’t expected to continue, experts are still projecting home prices to rise by an average of 9% this year - which is historically high!



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### ***Should You Still Buy a Home with the Latest News About Inflation?***

While the Federal Reserve is working hard to bring down inflation, the latest data shows the inflation rate is still high, remaining around 8%. This news impacted the stock market and added fuel to the fire for conversations about a recession.

#### **Homeownership Is Historically a Great Hedge Against Inflation**

In an inflationary economy, prices rise across the board. Historically, homeownership is a great hedge against those rising costs because you can lock in what's likely your largest monthly payment (your mortgage) for the duration of your loan. That helps stabilize some of your monthly expenses. James Royal, Senior Wealth Management Reporter at Bankrate, explains:

*"A fixed-rate mortgage allows you to maintain the biggest portion of housing expenses at the same payment. Sure, property taxes will rise and other expenses may creep up, but your monthly housing payment remains the same."*

And with rents being as high as they are, the ability to stabilize your monthly payments and protect yourself from future rent hikes may be even more important. Lawrence Yun, Chief Economist at the National Association of Realtors (NAR), explains what happened to rents in the latest inflation report:

*"Inflation refuses to budge. In September, consumer prices rose by 8.2%. Rents rose by 7.2%, the highest pace in 40 years."*

When you rent, your monthly payment is determined by your lease, which typically renews on an annual basis. With inflation high, your landlord may be more likely to increase your payments to offset the impact of inflation. That may be part of the reason why a survey from *realtor.com* shows **72% of landlords said they plan to raise the rent on one or more of their properties in the next year.**

Becoming a homeowner, if you're ready and able to do so, can provide lasting stability and a reliable shelter in times of economic uncertainty.

#### **Bottom Line**

The best hedge against inflation is a fixed housing cost. If you're ready to learn more and start your journey to homeownership, let's connect.

For More Details & Reviews Visit – [www.HomeCraftTeam.com/Blog](http://www.HomeCraftTeam.com/Blog)



# Fall Home Selling Checklist



When it comes to selling your house, you want it to look its best inside and out. A real estate professional can help you decide what to focus on to make that happen.

Make It Inviting	Show It's Cared For	Boost Curb Appeal
<input type="checkbox"/>  Open blinds or curtains to let the light in	<input type="checkbox"/>  Clean your vents and baseboards	<input type="checkbox"/>  Power wash outdoor surfaces
<input type="checkbox"/>  Check lightbulbs and replace as needed	<input type="checkbox"/>  Vacuum, mop, or sweep floors	<input type="checkbox"/>  Clean the windows (inside and out)
<input type="checkbox"/>  Take down personal photos or items	<input type="checkbox"/>  Declutter throughout	<input type="checkbox"/>  Tidy up the landscaping
<input type="checkbox"/>  Fix anything that's broken	<input type="checkbox"/>  Organize countertops, cabinets, and closets	<input type="checkbox"/>  Freshen up your entry
<input type="checkbox"/>  Give every room a clear purpose	<input type="checkbox"/>  Touch up any scuffs on the walls	<input type="checkbox"/>  Sweep patios, decks, and walkways

Let's connect so you have advice on what you may want to do to get your house ready to sell this season.

## LOCAL UPCOMING EVENTS!

**Maybury Farm Corn Maze**  
October 1-2, 7-9, 14-16, 21-23, 28-30  
mayburyfarm.org

**Northville Farmers Market**  
October 6, 13, 20, 27  
8:00a - 3:00p

**Skeletons Are Alive**  
October 7-31  
Northville 6:00p

**Pumpkin Palooza**  
October 23  
Plymouth 11:30a

**Sun & Snow's Ski & Snow Board SWAP**  
November 5 & 6  
Downtown Plymouth  
Register at: [www.SunandSnow.com/SWAP](http://www.SunandSnow.com/SWAP)

**Fall Ladies Night Out**  
November 11  
Downtown South Lyon 5:00p

**Red Kettle Tree Lighting**  
November 12 at 6:13p  
Downtown Plymouth

**Santa's City of Plymouth Parade**  
(Stops at City parks)  
November 25 5:15p - 7:30p

**Country Christmas**  
November 25  
Three Cedars Farm

**Christmas in Plymouth**  
December 1  
12:00p - 9:00p

**Parkwood Estates Holiday Display**  
Judging from December 16 - 23

**Ice Hockey at USA Hockey Arena**  
Tuesdays 5:30a - \$10 Full Gear/Drop-In  
Join some neighbors, call/text 734-637-1741

See our Reviews!



**PARKWOODESTATESUB.COM**



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**MORE Than Real Estate**

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*Tim Bruce Robert Yoder*