

The PARK BENCH

Parkwood Estates Subdivision Fall-Winter 2023 Issue

Smokler-Truesdell Homeowners Association

PO Box 541, South Lyon, MI 48178



ANNUAL MEETING

Tuesday November 14 • 7PM

In Freedom Room downstairs at Canton Township Hall

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. 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 deadline for submitting a proxy is 6:00 pm on November 13th. For additional proxy ballots, or to submit an on-line proxy, visit the website at https://www.parkwoodestates-cantonmi.org/proxy_voting.html.

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



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:

1290 Terrel Ct

1661 Walnut Ridge

1713 Walnut Ridge

Congratulations and thanks to these homeowners.

Join Us for the Annual Parkwood Estates FALL FESTIVAL

Saturday, October 14

12 noon to 3 pm • Loveland Park

Featuring:

- Bounce House (parents must supervise their children)
- Best Chili / Soup Contest (vote for your favorite!)
- Bring a pot of your best chili or soup to share (text 313-562-4935 if you plan to enter)
- Appetizers also welcome
- Kids Runway Costume Show at 1 pm (Come dressed in costume for the 1 pm show!)



SANTA IS COMING TO PARKWOOD ESTATES!

Saturday December 16th

At Winter Park

Hot Chocolate • Cookie Decorating

Watch for details on the Parkwood Estates [Facebook page](#) or [website](#).



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.



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 ANY TIME.

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 impede residents from safely navigating sidewalks throughout our community.

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

HOLIDAY DISPLAY AWARD

The Christmas season will soon be upon us again, and it's always fun to drive through our subdivision and see the many decorated homes.

During the week of December 17 through December 22, board members will be driving through the subdivision and choosing winners of our annual Holiday Display Award. 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.



Local Ordinances Regarding Snow and Ice Removal

With the snow season ahead of us, it's important to



remember that Canton has local ordinances regarding removal of snow and ice. From a section of the Canton code of ordinances: "No person shall permit ice or an accumulation of snow to remain on any sidewalk adjacent to a lot or parcel occupied by him, or on a sidewalk adjacent to any unoccupied lot or parcel owned by

him for a longer period than 72 hours after the ice or snow has formed or fallen. Also a reminder that when there is a snowfall of 2 inches or more or if a snow emergency has been called by Canton Township that ALL vehicles MUST be off the street."

More local Canton ordinances can be found at

<https://www.canton-mi.org/195/Township-Ordinances>

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 2024 assessment. The 2024 assessment therefore remains at \$115. Dues invoices will be mailed December 1st. 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 541
South Lyon, MI 48178

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

The 2024 dues are payable without penalty until January 31, 2024. 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 https://www.parkwoodestates-cantonmi.org/annual_assessment.html

Ways to keep informed:

NEWSLETTERS - Hard copy or email copy (request at https://www.parkwoodestates-cantonmi.org/subscribe_form.html). Be sure your email and security software allows mail from Webmaster@MicroRAP.biz, webmaster@parkwoodestates-cantonmi.org and RickPidsosny@ MicroRAP.biz.

WEBSITE - [Parkwoodestates-cantonmi.org](https://www.parkwoodestates-cantonmi.org) has maps, minutes of board meetings, calendar of events and other information that residents may want to know.

FACEBOOK - Search for "Parkwood Estates Subdivision" and ask to be invited.

BOARD MEETINGS—3rd Tuesday of the month, either by Zoom meeting, or the annual meeting at Township Hall. All residents are welcome.

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 541, South Lyon, MI 48178**.

For more information on Sponsor ads, go to

https://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

https://www.parkwoodestates-cantonmi.org/wants_ads_classifieds.html.

Send classified ad copy to the webmaster at:

webmaster@microrap.biz

Send your ad copy (Sponsor ads) to:

cjmcgorey@hotmail.com

Or mail to:

Smokler-Truesdell
PO Box 541
South Lyon, MI 48178

CALENDAR OF EVENTS

| | |
|----------------------------|---|
| Monthly Board Meetings | 2nd Tuesday of month, Sept – May, 7:00 pm |
| Fall Festival | Saturday, October 14, 12 noon to 3 pm |
| Annual Meeting | Tuesday, November 14, 7 pm |
| Santa Claus at Winter Park | Saturday, December 16 |
| 2024 Dues invoices mailed | December 1 |
| 2024 Dues to be Paid | January 1, 2024 |
| 2024 Dues Are Late | February, 2024 |

BOARD MEMBERS and Key Contacts

| | | | |
|----------------------------|-------------------|----------------------------|--------------|
| President | Roxanne Henke | roxdefox1952@gmail.com | 734-751-8206 |
| Vice President | Currently vacant | | |
| Treasurer | Currently vacant | | |
| Secretary | Mike Cappuccitti | mcapphoa18@yahoo | 734-981-1857 |
| Parks Chairman | John Kouchoukos | M-Dlawnservice@hotmail.com | 313 570-4346 |
| Trustee | Cliff James | cjames2@comcast.net | 734-812-8304 |
| Trustee | Nazifa Karima | nazifakarima@gmail.com | 301-658-8570 |
| Trustee | Amanda Kouchoukos | kouchoukos@gmail.com | 313-570-0908 |
| Trustee | Tim Schantz | celluclay@gmail.com | 734-673-7495 |
| Trustee | Andrea Zguris | andreazguris@gmail.com | 734-658-2469 |
| Financial Reviewer* | Daan Berks | daanberks@gmail.com | 734-548-2171 |
| Property Manager* | Dennis Nagy | BRIDENmanagement@aol.com | 248-921-3909 |

**not a board member or officer of HOA*

Park Captains:

Blue Mountain Park—Currently vacant

Loveland Park—Currently vacant

Winter Park—Currently vacant

Newsletter Editor: Chris McGorey

Send suggestions, comments and any other feedback to cjmcgorey@hotmail.com.

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 |



2023 Voting Proxy

(only one proxy per address)

Name*: _____
(please print clearly)

Street No. and Name*: _____ Lot No.**: _____
(please print clearly) (please print clearly)

Vote my proxy as follows:

| WRITE IN CANDIDATES** | | |
|---|--|--------------------|
| _____ (Print Name & Email Address Above) | | |
| _____ (Print Name & Email Address Above) | | |
| _____ (Print Name & Email Address Above) | | |
| BOARD NOMINATIONS & MOTIONS FROM THE FLOOR | | |
| 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 6th

* Required

** Optional

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

Hello!



Hi Neighbor!

I'M STACI KOWALCZYK

I'M YOUR FRIENDLY
NEIGHBORHOOD REALTOR!

I would love to help you with
buying, selling, or a free
market analysis! I'll be your
go-to for all things real estate
and I'm right down the street!

#StaciKsells

BUYING | SELLING | MARKET EXPERT

Reach Out
Anytime!



734.612.3934



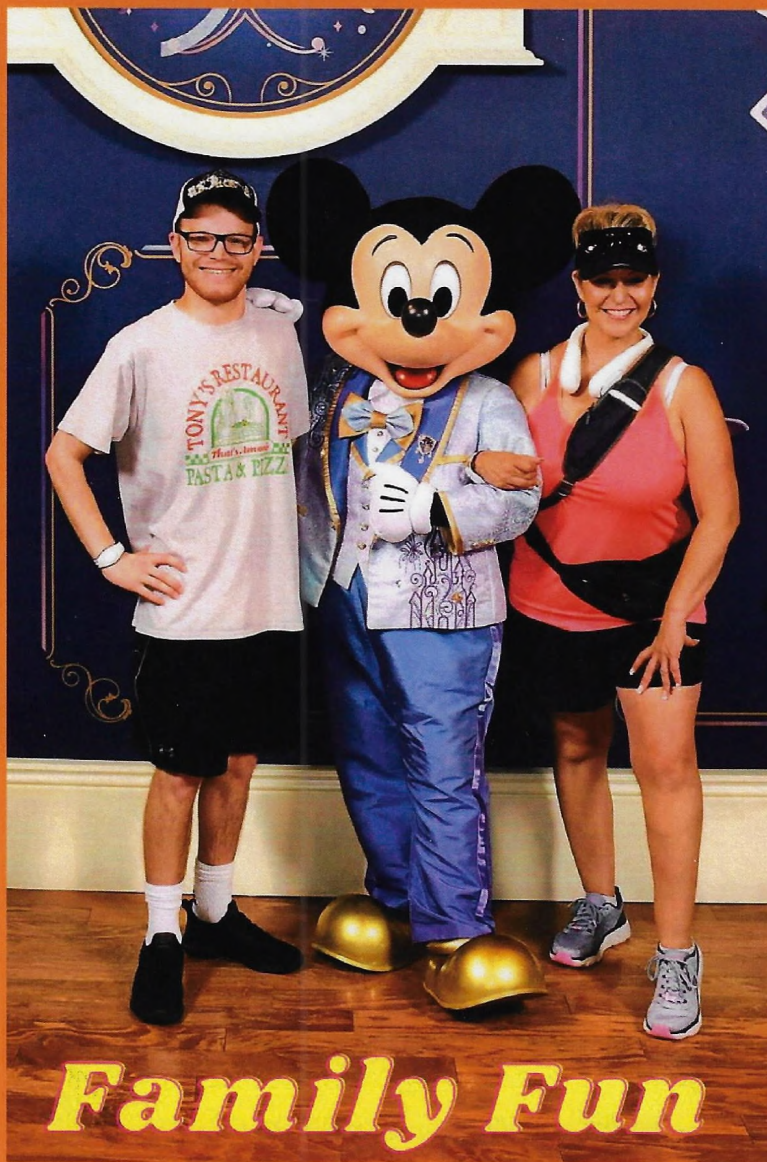
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www.staciksells.com



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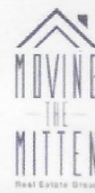
HAPPY HALLOWEEN



STACI KOWALCZYK
REALTOR®

AWHD, Master CNE, PSA, Agent of Excellence
734.612.3934 - Staci@movingthemitten.com

#StaciKSells @StaciKowalczyk



PARKWOOD ESTATES

Your Neighbor & Realtor Staci Kowalczyk

734-612-3934 ~ #StaciKSells



Tim Bruce

Robert Yoder



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NAVIGATING THE 2023 REAL ESTATE MARKET

Overview of the 2023 Michigan Real Estate Market

Whether the market is hot or cold, a good Real Estate agent can help you achieve the best offer for your home. Our team can help you every step of the way, making the process less stressful. If you're selling your home, partner with HomeCraft Team today.

Statewide, Michigan is experiencing an 8.3% drop in available houses and a 16.2% drop in newly listed homes for sale. While 46% of houses are still selling above the asking price, the statistic presents a 10-point drop year-over-year. Migration trends continue to even out at a net zero.

While fewer houses are available, the market is also less competitive, meaning that most buyers require professional help to stand out. Within Plymouth, sale prices are growing at around 23%, the fifth fastest in Michigan, at a median sale price of \$423k. Homes are selling within 25 days on average.

Marketing Your Home Effectively

Quality marketing is one of the biggest determining factors of whether a house sells quickly and for a great price. While open houses and private showings still have their place, utilizing online marketing is more important in 2023 than ever before.

Virtual staging and electronic tours allow more people to visit your home from a distance and negate the need for manipulating and changing heavy furniture. A comprehensive marketing plan, incorporating both digital and traditional advertising, is key to obtaining favorable results.

Even with a high-powered marketing plan, most sellers lack the proper network and connections to get their homes in front of interested buyers. When you partner with an expert realtor, they mobilize their network to maximize your home's sale potential.

Partnering with a Trusted Plymouth, Michigan Real Estate Agent

With a slowing 2023 Real Estate market, you need a local expert that advocates in your best interest. When you need a Real Estate agent near Novi, MI, and the surrounding communities, the HomeCraft Team can support your sale every step of the way.

Don't take our word for it; your neighbors already know why we're the agency to call. Whether it's Google, Facebook, or Zillow, we have over 100 five-star reviews. We want you to be our next satisfied customer.

Contact HomeCraft Team at (734) 531-7366 to start the process.

To read more, get a value for your home, or sell your home, visit us at www.HomeCraftTeam.com

Learning 101

Real Estate Terminology



Real Estate Agent: Helps clients buy or sell properties at a fair price.

Broker: Holds a managerial position within a real estate company.

Borrower: Borrows money for a home purchase from a financial entity. For example, whether you're buying a condo or one of the new ranch homes in Plymouth, MI, you may need to borrow money to cover the required down payment.

Contingency: Before accepting an offer or signing a deed, you want the other party to meet some contingencies. A legally binding contract depends on these conditions.

Deed: As the legally binding document that transfers ownership from one person to another, the deed of sale puts your name down as the official owner of the house.

Due Diligence: These checks take place before signing a contract. For example, you might research the property's roofing or pipe system before agreeing to purchase it.

Amortization: This term refers to the tracking of your mortgage payments over time.

APR: The annual percentage rate shows how much your loan costs you each year.

Jumbo loan: These loan sums are often bigger than the home's selling price.

Balloon payment: When you pay the final amount owed on your loan in a single sum, you make a balloon payment.

Bankruptcy: If you can't repay your debts, you file for bankruptcy. Legally, bankruptcy carries hefty consequences for your financial health.

Appraisal: Determines a property's value following extensive inspections and reports.

Conventional Sale: Refers to selling properties with no further mortgage payments owed on them.

Comparable Sales: Indicates the price listed for a property based on similar properties in the area. Since selling agents determine the value based on comparisons, they refer to it as a comparable sale.

Foreclosure: When a property owner can no longer make mortgage payments, the loan forecloses.

Back-up offer: Sometimes, a property you want already has a desirable offer on the table. Why not make a back-up offer on another property you like in case the first falls through?

Blind offer: If you make an offer on a property without viewing it, you've made a blind offer.

Seller concessions: Some sellers increase their pool of buyers by sweetening the purchase deal. These perks are called seller concessions.

LOCAL UPCOMING EVENTS!

Plymouth

Plymouth Farmers Market

May 13 - Oct. 21
Every Saturday, 8 a.m.-12:30 p.m.

Scarecrows in the Park

October in Kellogg Park

Pumpkin Palooza

Sunday, October 22 11:30 a.m.-2:30 p.m.
Pumpkin Palooza is an annual event that is a safe and haunted Halloween experience held on the closed streets of West Ann Arbor Trail, Forest Avenue, Penniman, and Main in Downtown Plymouth Michigan. This free event draws over 6000 attendees - fur babies, children, parents, and grandparents

Canton

Boo Bash

Saturday, October 14, 2023 | 3PM-5PM
Youths ages 7-12 are invited to the BOO Bash Halloween Party for some Halloween fun.
Summit on the Park Banquet
Fee: \$20R/\$26NR Ages: 7-12
Pre-registration is required and opens on August 22 at 1:00p

Festival of Lights

Friday, October 27, 2023 | 6PM-8PM
Canton Leisure Services is partnering with several community groups to host this special celebration. This Festival of Lights is a cultural celebration of lights that symbolizes the victory of light over darkness. FREE Family Event

Northville

Northville Farmers Market

Thursdays, May 4 - October 26
8:00 am - 3:00 pm

See our Reviews!



281 N. Main Street
Plymouth, MI 48170

PARKWOODESTATESUB.COM

MORE Than Real Estate

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Tim Bruce Robert Yoder