



# The PARK BENCH

Parkwood Estates Subdivision Summer 2023 Issue

Smokler-Truesdell Homeowners Association

PO Box 541, South Lyon, MI 48178



## Winter Park End-of-School Summer Bash!

Join us at Winter Park for what promises to be one of the best Parkwood summer parties ever. There will be bounce houses, pizza, drinks, the Kona Ice truck, a DJ, and more!

This event is being sponsored by Parkwood Estates resident, Amani Hatchem, realtor with Keller Williams, and House of Lending, who are providing all of the events and food, free of charge to Parkwood Estates residents.

Bring the whole family, or just bring yourself, for a day of fun at Winter Park!

## Annual Subdivision

### Garage Sale: June 22-24

Our subdivision conducts a neighborhood garage sale each year. In the past the garage sales have been in May, but going forward, they will be in June.

This is an opportunity for homeowners to clear out those unwanted items, maybe find items you are looking for at a neighbor's sale, maybe make a little cash, and meet your neighbors!

Signs announcing the garage sales will be placed at the subdivision entrances.



## Food Truck Events in Subdivision

In the first of our monthly food truck events, Rafic's Falafel set up shop on Collingham Ct., on May 19. In spite of some rain, the event was a success. Many residents commented favorably on the excellent food, and expressed interest in a return visit by Rafic's Falafel.

There will not be a food truck in June, but there will be free pizza and Kono ice from the Kono Ice Truck.

Food trucks for July and August are in the works now. Information will be on the subdivision's website, Facebook and on the entrance signs. Please let your board know if you like this to continue. Bon appétit!



# Inside The Park

By John Kouchoukos, Parks Chairman

## Hello Neighbors!

Hope everyone had a great Memorial Day weekend! So far it looks like summer is off to a hot and dry start. We have had a busy start to the year maintenance-wise in our common grounds. We cut down and removed large branches that were broken off several trees during the winter ice/heavy snowstorms. We installed new mulch in all the playgrounds, cul-de-sac islands and signs areas. Due to some unforeseen delays last year, we

were unable to install the new volleyball nets in Winter and Blue Mountain Parks, but we should have them installed by the July 4th holiday this year. We will be trimming the trees along Lilley Rd in the fall this year and we also encourage all residents to trim any trees that are hanging low on their easements. This makes it easier for residents to walk along sidewalks without having to duck down and helps to stop branches scratching vehicles as they drive down our streets. If your house backs up to Lilley Rd, please trim back any trees or other growth that overhangs the sidewalks.

Also, the Board is currently looking for individuals to be Park Captains. This position entails monitoring the park at your convenience, looking for any maintenance items or repairs that may be needed and or relaying any feedback from residents that utilize those parks. You provide feedback to the Parks Chairman for review and resolution. Please email Briden Management ([BRIDENmanagement@aol.com](mailto:BRIDENmanagement@aol.com)) for more information.

The Board is always looking to add new amenities to our parks, currently under consideration is the removal of some of the older park playground equipment and upgrading to newer safer items. We are also always looking for suggestions for any new equipment or other playground items to enhance the overall experience for our residents. Please don't hesitate to ask or offer an idea for an upgrade.

As always, we the Board serves at your pleasure. We are all residents like you that donate our time to help ensure that OUR neighborhood is the best place to live that it can be.

*Thank you and see you inside the parks!*



## Annual Beautification Award

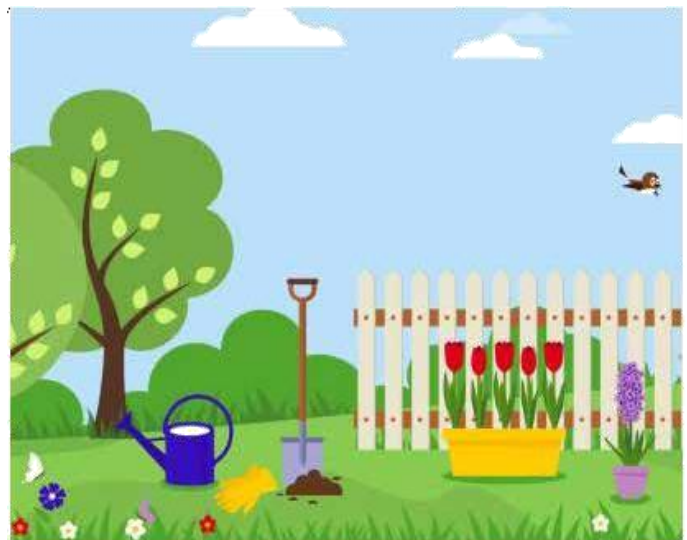
Every summer the Parkwood Estates Homeowners Association gives recognition to those homeowners who make an effort to keep their property attractive and pleasing, by presenting a **Beautification Award**.

This year's judging will take place the week of July 16 – 23. Each year three homeowners\* will be awarded a \$35 prize.

Curb appeal is judged on house exterior, roof, windows, sidewalk, driveway, landscaping, trees, shrubs, flowers and mailbox.

The winners will be announced on the [Parkwood Estates website](#) and in the Fall newsletter.

*\*Board members, and residents still owing dues are NOT eligible.*





## Sidewalk Improvement Program — Latest Update

According to a representative of Canton's Engineering Services Division, sidewalk repairs for Parkwood Estates, originally scheduled to be done this year, will not be done until 2024.

This August, look for a letter from the township, explaining the sidewalk repair program, and expect repairs to be done in spring of 2024.

For more information, you can call Canton's Engineering Services Division at **734-394-5150** or go to <https://www.canton-mi.org/DocumentCenter/View/214/Sidewalk-Program-FAQs-PDF> to view a list of frequently asked questions.



## 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.

Our Association By-Laws state that assessments are an obligation of all subdivision homeowners. The Annual Dues payment of \$115 was due January 1, 2023. If you have paid, thank you for your payment.

If you have not paid at this time, the payment is late and is subject to a \$25 late fee.

Assessment payments should be mailed to:

**Smokler Truesdell Association**  
**PO Box 541**  
**South Lyon, MI 48178**

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

A lien may be placed on the homeowner's property or legal action taken for unpaid assessments as specified in our Association By-Laws. 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)

## 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

[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 541**  
**South Lyon, MI 48178**

## CALENDAR OF EVENTS

Monthly Board Meetings	2nd Tuesday of month, Sept – May,	
Summertime Bash	7:00 pm Sunday, June 8, 12:30 pm -	Winter Park
Subdivision Garage Sale	3:30 pm June 22 – 24	
Annual Beautification Award	July 16 – 23	

---

## BOARD MEMBERS and Key Contacts

<b>President</b>	Roxanne Henke	roxdefox@eid55.com	734-751-8206
<b>Vice President</b>	Currently vacant		
<b>Treasurer</b>	Currently vacant		
<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>	Cliff James	cjames2@comcast.net	734-812-8304
<b>Trustee</b>	Nazifa Karima	nazifakarima@gmail.com	301-658-8570
<b>Trustee</b>	Amanda Kouchoukos	kouchoukos@gmail.com	313-570-0908
<b>Trustee</b>	Tim Schantz	celluclay@gmail.com	734-673-7495
<b>Trustee</b>	Andrea Zguris	andreazguris@gmail.com	734-658-2469
<b>Financial Reviewer*</b>	Daan Berks	daanberks@gmail.com	734-548-2171
<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—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](mailto: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

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



staci@movingthemitten.com



www.staciksells.com



# YES, THE MARKET IS MOVING AGAIN! SHOULD I BUY OR SELL MY HOME?

## MARRY *date* THE RATE THE HOUSE

### WHAT DOES THIS MEAN?

It means... buy the house you want.  
*But committing to the house doesn't mean you have to  
commit to the financing available forever.*

Smart homeowners always look for better financing opportunities and make the move when the time is right. You can always change your financing to more favorable terms later, should better rates and products become available.

And if rates only get worse,  
then you'll be glad you married the house when you did.

LITTLE  
INVENTORY

SERIOUS  
QUALIFIED  
BUYERS  
READY

2

MONTHS  
OF HOME  
SUPPLY

SOLD

STRATEGY  
COMMUNICATION  
RESULTS

CONTENT

SOCIAL  
MEDIA  
VIDEO

Staci Kowalczyk  
your local real estate agent



REACH OUT! 734.612.3934  
staci@movingthemitten.com







Tim Bruce

Robert Yoder



**MORE than Real Estate!**

## Are you thinking about selling?

Get an instant valuation plus more details on our Exclusive Organized Approach to Selling System at:

[www.HomeCraftSells.com](http://www.HomeCraftSells.com)

### We invest in YOU!

We are confident there is NO competition.

All listings include our blended marketing strategy, staging, professional photography, exclusive sub highlight video, 3D Zillow tour and more! Plus our no hassle guarantee if you are not completely satisfied.



#### Organized approach before listing

Stager, vendors, personal help & more!



#### Strategically targeted, paid Social Media Ads

Allowing us to get your home in front of 100k additional prospective buyers!



#### Constant, Reliable Communication

And up to date market data.



#### Professional Photos & Video Tour

Including drone footage.

### ***EACH listing includes:***

- Zillow Premier Agent Marketing & Zillow 3-D Tour
- Highlight Video (drone included)
- Professional Photos (drone included)
- Professional Staging & Consultation
- Pre-Inspection Services
- Home Cleaning
- Floor Plan of your home
- Paid Targeted Social Media
- Exclusive "No Hassle" Listing Guarantee

Call Today for More Details or visit

[PARKWOODESTATESUB.COM](http://PARKWOODESTATESUB.COM)

## How To Best Sell A Home in 2023



### Looking To Sell A Home In 2023?

With the potential for post-pandemic economic uncertainty, you may be hesitant to sell a home in 2023. That's completely understandable, but here's the good news: Current trends indicate that while it may take a little longer than usual to sell, it's still possible if you work with the right Real Estate agent.

It can be hard to find the best Real Estate agent to sell your home. Your home is special to you, and you want to work with a Real Estate agent who cares.

The trusted Real Estate agency in Plymouth, MI, is HomeCraft Team. We will guide you every step of the way to improve your return on investment and sell your home to get you the best price possible.

#### How The Market in 2023 Is Different

Due to recent inflation, mortgage rates have skyrocketed, and the housing market could be trending toward a recession. Even with these changes, financially stable buyers are still out there, and it is possible to sell your home in 2023.

The best way to sell your home is always through a Real Estate agent. Our professional team at HomeCraft Team will walk you through every step of the process to make sure you feel comfortable and confident. Whether it's the current market or another change in the near future, our team will adapt and thrive for you when you sell your home with our team.

#### How To Prepare For Selling A Home In 2023

Don't get ahead of yourself and list your home before it's ready. Get a whole-home inspection so you know ahead of time what repairs a potential buyer could request. You can decide whether or not to make repairs before listing your home. Anything you put off repairing will factor into the selling price.

Without good photos, potential buyers won't get the proper feel for your home and may be less likely to make an offer. When taking photos and videos of your home, stage each room to look clean and subtly decorated. Quality photos in the listing will help draw interest from buyers.

You don't have to lug furniture around to stage your home. Instead, you can pay for virtual staging and stage your home digitally.

#### Bottom Line:

No matter what the market looks like, the dependable, caring Real Estate agents with HomeCraft Team will sell your home with their proven system. We offer a streamlined experience to sell your home in an acceptable amount of time at a price you want.

To read more, get a value for your home, or sell your home, visit us at [www.HomeCraftTeam.com](http://www.HomeCraftTeam.com)



## Today's Real Estate Market: The 'Unicorns' Have Galloped Off

Comparing real estate metrics from one year to another can be challenging in a normal housing market. That's due to possible variability in the market making the comparison less meaningful or accurate. Unpredictable events can have a significant impact on the circumstances and outcomes being compared.

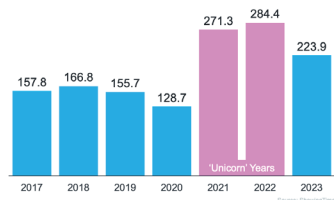
Comparing this year's numbers to the two 'unicorn' years we just experienced is almost worthless. By 'unicorn,' this is the less common definition of the word:

*"Something that is greatly desired but difficult or impossible to find."*

The pandemic profoundly changed real estate over the last few years. The demand for a home of our own skyrocketed, and people needed a home office and big backyard.

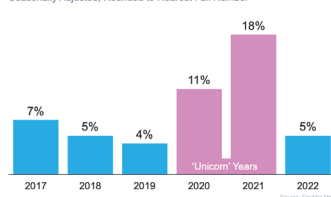
### Showing Traffic Above Pre-'Unicorn' Years

Showing Index for March over the Last 7 Years



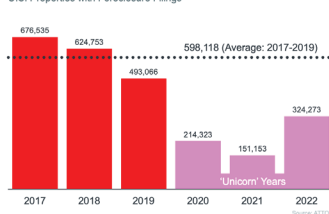
### Percent of Annual Home Appreciation Returning To More Normal Pre-'Unicorn' Years

Seasonally Adjusted, Rounded to Nearest Full Number



### 1M Fewer Foreclosures During 'Unicorn' Years

U.S. Properties with Foreclosure Filings



### Bottom Line:

There will be very unsettling headlines around the housing market this year. Most will come from inappropriate comparisons to the 'unicorn' years.

Let's connect so you have an expert on your side to help you keep everything in proper perspective.

See our Reviews!



281 N. Main Street  
Plymouth, MI 48170

## MORE Than Real Estate

734.329.0123

HomeCraftTeam.com

Tim@HomeCraftTeam.com

Robert@HomeCraftTeam.com



Tim Bruce Robert Yoder

## LOCAL UPCOMING EVENTS!

### PLYMOUTH

#### Plymouth Farmers Market

Every Saturday until Oct. 21 from 8 a.m.-12:30 p.m. There will be no market the weekend of Art in the Park and Fall Festival weekend just an FYI.

#### Music in the Air Concert Series

Starting Friday, May 26 Memorial Weekend  
Friday Nights at 7p

#### Workout Wednesdays starts on June 1st

[www.downtownplymouth.org/312/Wednesday-Night-Workouts](http://www.downtownplymouth.org/312/Wednesday-Night-Workouts)

#### Kids Music in the Park Wednesday

Starts June 14 at Noon  
[www.plymoutharts.com/music-in-the-park-2023.html](http://www.plymoutharts.com/music-in-the-park-2023.html)

### CANTON

#### Canton Farmers Market

9am – 1pm through October 16.  
Location: Preservation Park off Ridge Road.  
The Market will be closed on June 18, July 2, and Sept. 3

#### Liberty Fest

Scheduled for Thursday, June 15 - Saturday, June 17  
Event runs Thursday: 1:00-10:00pm  
Friday: 1:00-11:00pm and Saturday: 11:00am-10:00pm

This year we'll celebrate the 30th year of Canton's Annual Liberty Fest!

The Market will be closed on June 18, July 2, and Sept. 3

### NORTHVILLE

#### Acoustic Music Returns!

Every Friday and Saturday night in June, July, and August. New for 2023 thought. Live bands will play the second and fourth Saturday of each month.

The large concert Dates will be June 10 & 24, July 15 & 29, August 12 & 26, and September 9 & 30.