



The PARK BENCH

Parkwood Estates Subdivision Winter–Spring 2023 Issue

Smokler-Truesdell Homeowners Association

PO Box 541, South Lyon, MI 48178



SAVE THE DATE FOR EASTER EVENT



**Saturday, April 1st
at 10 a.m.**

Rain date: April 8

Details to be announced on the [Parkwood Estates web site](#), emails and Facebook Page



Annual Subdivision Garage Sale:

Date TBD

Our subdivision conducts a neighborhood garage sale each year, usually in early May.

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!

The garage sale will no longer be in May but sometime in the summer months. The Board is looking for a resident who would be willing to help with picking a date for the sale. Please contact Roxanne Henke at roxdefox@eid55.com or text at **734-751-8206**



2022 Holiday Display Award Winners

Congratulations to the winning homeowners of the [Parkwood Estates 2022 Holiday Display Award](#).

The 2022 recipients are:

42090 Cherrylawn Court

1510 Copeland Circle ♦ 42781 Redfern

Honorable mentions:

1620 Manton ♦ 42659 Redfern

42415 Saltz ♦ 42462 Saltz

1576 Walnut Ridge

Association Board Meeting Schedule

Regular board meetings are held monthly. Meetings are not normally held June, July and August, however special meetings may be held. Contact a board member for meeting status.

Meetings are held the second Tuesday at 7 p.m.

Meetings are held via ZOOM video conference or in person at the Canton Township Hall. Contact a board member to verify meeting times and location.

All home owners are encouraged to attend board meetings.

Inside The Park

By John Kouchoukos, Parks Chairman

Hello Neighbors!

Hope everyone had a great Holiday Season and Happy New Year. Quickly, as time goes, we look forward to the coming Spring, birds chirping, children playing, and longer warmer days await.

But before we get there we have to finish contending with the bittersweet depths of Winter. Other than a few brief cold spells, it has been a rather tame Winter by Michigan standards. But we all know that can change at moment's notice. During snow events, please continue to remove your vehicle from the street, especially in cul-de-sacs and avoid throwing snow back into the middle of the street.

Also, as we get into the time of melting snow and Spring storms, if you have a street catch basin in front of your home, keep them free of debris so fast running water can drain as quickly as possible.



Looking forward to Summer, we have several planned and proposed maintenance items for the HOA common grounds/ parks. Please review the February Board minutes for more information and let us know if you have any questions or would like to suggest an idea for a new project or have a concern regarding grounds maintenance or snow removal.

Also, the Board is currently looking for individuals to be **Park Captains** for **Winter Park** and **Loveland Park**. 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](#) for more information.

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!

Sidewalk Improvement Program Updates

By now you are probably familiar with those green circles and other markings on the sidewalks of Parkwood Estates, and are aware that it is part of a Canton Township sidewalk repair program. Information about the sidewalk repair program can be found on the Township web site, at <https://www.canton-mi.org/214/Sidewalk-Repair-Program>.

Inspections were completed last year, and inspectors placed "Green Dots" denoting resident/business owner responsibility and "Red Dots" denoting Township responsibility for all sidewalk repairs. Next, a **Public Hearing for Necessity of Repairs** will be 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. Typically the Township will begin repairs with our contractor in June of each year.

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. For more information, please 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

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



Keep Informed!

NEWSLETTERS—Hard copy or email copy (request at www.parkwoodestates-cantonmi.org/subscribe_form.html). Be sure your email and security software allows mail from



INFORMATIONAL EMAILS— Receive email alerts when new items are added to our website. To be added to the list, go to http://www.parkwoodestates-cantonmi.org/subscribe_form.html



WEBSITE— [parkwoodestates-cantonmi.org](http://www.parkwoodestates-cantonmi.org)— has HOA governing documents, maps, minutes of board meetings, calendar of events and other useful information for residents.



FACEBOOK—Search for "Parkwood Estates Subdivision" and ask to join the group
Board Meetings—See article on front page and calendar on back page.

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

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 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
2023 Dues Are Late	February, 2023
2023 2nd Dues Notices Mailed	March 1, 2023
Easter Bunny Visit	Saturday, April 9, 2023
Subdivision Garage Sale	To be determined

BOARD MEMBERS and Key Contacts

President	Roxanne Henke	roxdefox@eid55.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—Ryan Miner
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

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

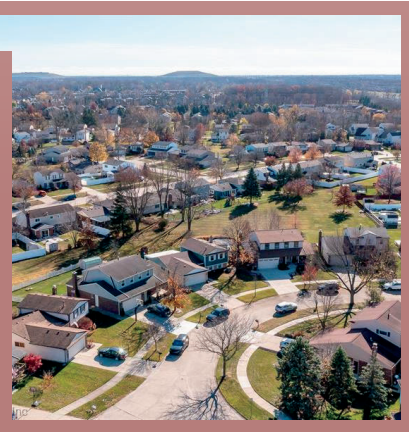


www.staciksells.com



CLIENT TESTIMONIAL!

42671 Boulden Court, Canton



"Staci was exceptional. Not only was her professionalism and responsiveness unmatched, but she was highly personable and really took the time to answer our questions (and encourage us to ask them). There wasn't a text, phone call, or email that went unanswered and her responses were thorough and immediate.

Staci's confidence, market knowledge and negotiation skills put our minds at ease during an ordinarily highly stressful time. Staci's optimistic attitude and friendly disposition made her an absolute pleasure to work with. I would recommend Staci in a heartbeat for all your real estate needs. Five stars all the way!"

Staci Kowalczyk
your local real estate agent



REACH OUT! 734.612.3934
staci@movingthemitten.com





Tim Bruce

Robert Yoder



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PARKWOODESTATESUB.COM

Number of Homes for Sale Up from Last Year, but Below Pre-Pandemic Years



The biggest challenge in the housing market right now, and likely for years to come, is how few homes there are for sale compared to the number of people who want to buy. That's why, if you're thinking about selling your house, this is a great time to do so. Your house would be welcome in a market that has fewer homes for sale than it did in the years leading up to the pandemic.

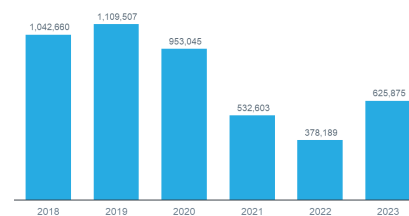
According to the latest Monthly Housing Market Trends Report from realtor.com:

*"There were 65.5% more homes for sale in January compared to the same time in 2022. This means that there were 248,000 more homes available to buy this past month compared to one year ago. **While the number of homes for sale is increasing, it is still 43.2% lower than it was before the pandemic in 2017 to 2019.** This means that there are still fewer homes available to buy on a typical day than there were a few years ago."*

The graph below shows how today's inventory of homes for sale compares to recent years:

Active Monthly Listing Counts

Last 6 Januarys



Source: Realtor.com

What does this mean for you?

Fewer homes for sale means buyers have fewer choices than they did prior to the pandemic—and that frustration is leading some to give up on the homebuying process altogether. But with mortgage rates sitting lower than they were at the peak last fall, more buyers are willing to come back into the process—they just need to find homes to buy. This is welcome activity for the spring market, especially if you're thinking of selling your house.

Bottom Line:

The housing market needs more homes for sale to meet the demand of today's buyers. If you've thought about selling, now's the time for us to connect and get ready for you to make a move this spring.

For More Details & Reviews Visit – www.HomeCraftTeam.com/Blog



You May Not Need as Much as You Think for Your DOWN PAYMENT

If you're planning to buy a home, here are some things you need to know about your down payment.

The Costly Misconception



Many people believe you need to put down 20% of the purchase price when you buy a home. But that's not always the case.



The Actual Numbers

Recent homebuyers actually put down far less on their purchase.



First-Time Homebuyers



All Homebuyers



Repeat Homebuyers

And, depending on the type of loan, some buyers are able to put down as little as

0-3.5%

Let's connect to make sure you have a trusted lender and can find out if you're ready to buy a home sooner rather than later.

Sources: NAR, FHA Loans, U.S. Department of Veteran Affairs, U.S. Department of Agriculture

LOCAL UPCOMING EVENTS!

Downtown Plymouth Spring Artisan Market

Saturday, April 22nd from 9:00am - 3:00pm

Maybury State Park Night Hike

March 4th, 7:00pm - 9:00pm
Trailhead Building

Paying For College Without Going Broke

Tuesday, March 21st. 7:00pm - 8:00pm
Plymouth Library

South Lyon Carnivale (Mardi Gras Event)

Saturday, March 4th 4:00pm - 7:00pm
Downtown South Lyon

Bunny Hop at Summit on the Park

Thursday, March 30th from 6-8pm
46000 Summit Pkwy, Canton, MI 48188

Bunny Breakfast at Summit on the Park

Saturday, April 1st from 9:00am-11:00am
46000 Summit Pkwy, Canton, MI 48188

Bunny March at Summit on the Park

Monday, April 3rd from 6:00pm-8:00pm
46000 Summit Pkwy, Canton, MI 48188

Farmers Market - Winter Market

Saturday March 25th, 10:00am
VFW Hall - 125 E. McHattie Street, South Lyon

Kiwanis Easter Egg Scramble

Saturday April 8th, 10:00am
Egg Scramble Starts at Noon
Volunteer Park, South Lyon

NEW EXHIBITS at the Plymouth Historical Museum!

Plymouth Historical Museum reopens with new Exhibits on February 8th.

See our Reviews!



PARKWOODESTATESUB.COM



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MORE Than Real Estate

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