

# The PARK BENCH

Parkwood Estates Subdivision Fall 2013 Issue

Smokler-Truesdell Homeowners Association, P.O. Box 87066, Canton, MI 48187-0066

Subdivision website: [http://www.microrap.biz/parkwood\\_estates](http://www.microrap.biz/parkwood_estates)



CAUTION CAUTION

## SUBDIVISION IN DANGER!

CAUTION CAUTION

**NO PARK IMPROVEMENTS**

**NO SNOW REMOVAL**

**HUGE INCREASE IN DUES**

**DECREASE IN PROPERTY VALUE**

Parkwood Estates has an active Home Owners Association (HOA) Board consisting of volunteer residents voted on at the annual meeting. The Board decides on rules and regulations regarding the common areas (i.e. Blue Mountain Park, Loveland Park, Winter Park and all islands in court areas) which include use, maintenance and improvements. Dues are collected according to HOA By-laws and are required to be used for this purpose.

Do you want a third party company to manage our subdivision? The HOA By-laws state that the Board has to consist of nine members and, for the last several years, there have been two to three vacancies. Without participation by residents at the annual meeting and to participate as Board of Directors then an outside company will manage decisions for our subdivision.

Unfortunate result of a third party management company would be: the parks grass would get mowed; but no park improvements; and no street snow plowing. Of course the annual dues would increase a large amount to pay for this even though our properties would slowly become less valuable.

**YOU, AS A RESIDENT, CAN STOP THIS FROM HAPPENING!** Attend the annual meeting and have a voice in decisions and volunteer to be on the board. Meetings are held once a month on the third Tuesday at 7:00 to 9:00PM from September through May.

## **NOTICE: Annual Meeting - November 19, 2013 @ 7pm Canton Township Hall**

**Cider and donuts provided**

**Agenda items to be discussed include filling of the three vacant board member positions and whether to salt intersections or streets**

**If you cannot personally attend the Annual Meeting, please fill out the Proxy Form printed on insert in this newsletter, cut it out and give it to either a board member or your block captain who will be attending the meeting. We want residents' participation.**



**GO GREEN – PARKWOOD GREEN**



Receive email updates from the Association. Subscribe to our mailing list by visiting our website at [www.microrap.biz/parkwood\\_estates](http://www.microrap.biz/parkwood_estates) or send an email to [webmaster@microrap.biz](mailto:webmaster@microrap.biz). NOTE: be sure your email and security software allows mail from [Webmaster@MicroRAP.biz](mailto:Webmaster@MicroRAP.biz) and [RickPidsosny@MicroRAP.biz](mailto:RickPidsosny@MicroRAP.biz).



## ANNUAL CHRISTMAS LIGHTING CONTEST

The beautiful autumn leaves will soon give way to bare trees, colder weather and the possibility of snow and residents will be preparing for the holiday season. It is always a pleasure to drive through the subdivision and enjoy the sparkle of lights on roof lines and in bushes and reindeer, nativities and other holiday decors placed on lawns.

On the evening of **December 17<sup>th</sup>**, board members will be driving through the subdivision to judge those decorations for the Annual Christmas Lighting Contest. Three homes will be chosen for first, second and third place prizes consisting of \$50, \$25 and \$15 to use towards their electrical bill.

Eligibility for the contest: member in good standing, decorated home, cannot be a current board member and cannot have been a contest winner for the past three years. Results will be posted on the website and in the Winter Issue of the newsletter.



### “Like a Good Neighbor....”



Community living in an subdivision can be a very pleasant experience when the people around you desire to be a “good neighbor” and treat others with respect and live in peace. Our society has changed over the years from an intimate, dependent relationship with neighbors to not even acknowledging that we have neighbors. Here are some things that we can all do to be a good neighbor.

**Snow Removal:** The following is taken directly from Sec. 62-37 of the Canton Ordinances: “Ice and snow removal. 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. This does not include sidewalks to the rear of a lot or parcel.” It is all of our responsibilities to be “a good neighbor” and keep the sidewalks and driveway clear of snow. Please **DO NOT** blow or shovel snow back into the streets if they have already been plowed. Keep your cars **off the streets** when there is going to be more than two inches of snow predicted to fall.

**Trash Pickup:** please remember to put trash out no sooner than 6:00PM the night before scheduled trash pickup. Place receptacles on your yard, not in the street and follow the guidelines as stated in the Canton Township Recycling and Trash Pickup section of their website.

**Parking:** there have been some residents that have received \$85 tickets for blocking the sidewalk while parking in their driveways.

**Maintenance:** keeping the yard mowed and exterior part of our homes in good condition. Trim branches over sidewalks so that people enjoying a walk don’t get hit by them.

**Communication:** Keep the communications open with your neighbors, a wave and “hello” go a long way to making people feel a part of the community and may allow for any disagreements to be taken care of.

**Events:** we have several events extended to all residents in good standing: Easter Egg hunt for the kids, an annual picnic, an active HOA board that is open to all residents and a Christmas Lighting and Curb Appeal contest.

This article was sent from a resident who backs up to Winter Park: **WHY I LOVE THE NEIGHBORHOOD AROUND WINTER PARK:** “5 AM Monday morning as I stepped out my front door to go to work. I was greeted by an orange plastic pumpkin filled with goodies sitting on our front porch. Along with the goodies were two sheets of paper; one with ghost characters on it describing that we had just been “boo”. The other sheet had instructions on it as to how we would now “boo” two other houses of our choice and to watch how this spread throughout our area. So we did in fact “boo” two other houses the following night.

Last night my family and I went on a walk around our neighborhood. To our surprise, there were several houses with the ghost boo paper hanging on their front doors indicating that they, too, had also been “booed”. It’s a warm and pleasant feeling that I felt from our neighbors that I wanted to share with you.” As you travel through our side of Lilley and Saltz and you see white signs hanging on front doors, you will know who have been “booed”.”

What a great way to give appreciation to your neighbors!



## 2014 DUES TO BE RAISED

The Parkwood Estates Board has voted to increase the annual dues by five percent for the year 2014. The Board is allowed to increase dues by five percent per year in accordance with the By-laws but has NOT raised dues in the last three years. A reminder to residents that payment of dues is not an option, it is required as part of the purchase agreement for your home. Deadline for payment of dues is January 31<sup>st</sup>.

The purpose of dues is to pay for maintenance, upkeep and improvements of our common areas (i.e. Blue Mountain Park, Loveland Park, Winter Park and the islands in the courts) according to the Subdivision By-Laws. Any monies above this obligation are used for residential **privileges** such as snow removal and neighborhood events like the Easter egg hunt, picnic, Christmas lighting and curb appeal contests. The consequences of not paying the annual dues is the addition of late fees and, ultimately, a property lien which will result in additional fees associated with the lien when a resident wants to sell their property.

Non payment of dues is **NOT** the way to express any frustrations or disagreements a resident may have with Board decisions, how the roads are plowed or what improvements may be made to the parks. This is done by attending a monthly board meeting and expressing those concerns. If a resident wants to have a voice, they are encouraged to become a part of the Board. There is always a need for more input from residents who sincerely want to improve the neighborhood. Of course, to be a member of the Board, a resident does need to be in good standing....in other words, have paid their dues!



## SNOW PLOWING CONTRACT RENEWED



The Board has voted to renew the snow plowing contract with APEX SNOW SERVICES for three years. Snow plowing services will be performed after an accumulation of two (2) inches or more from any single snowfall during a twenty-four (24) hour period, and will be plowed within eight (8) hours of the completion of the snowfall. It is acknowledged that eight (8) inches or more accumulation of snow from any single snowfall during a twenty-four (24) hour period is considered a snow emergency and snow plowing may be delayed, however, every effort will be made to plow the snow as expeditiously as possible.

**All vehicles must be removed** from the street area in order for effective and efficient snow plowing procedures to be employed. If vehicles are not removed from the street, then Apex Snow Services assumes **NO responsibility** or liability for said vehicle having snow plowed around them. It is EXPRESSLY understood that snow plowing procedures **will result** in snow being plowed along driveway entrances. Contractor **DOES NOT** remove any snow from property. Arrangement may be made with Apex Snow Services for removal of snow at an additional cost to the homeowner.

Just a reminder to the residents: snow plowing is **NOT a requirement** by HOA By-Laws, it is a **PRIVILEGE** that has been voted on by the Board. Any concerns or problems with snow plowing should be directed to APEX SNOW SERVICES at (734) 981-4223 OR (734) 637-3222.

## SALT OR NOT TO SALT?

One of the items to be discussed at the Annual Meeting on Tuesday, November 19<sup>th</sup> is whether intersections and streets should be salted. There seems to be several intersections in the subdivision that become very icy and dangerous.

The snow plow contractor has given a quote for salting just the intersections and a quote for salting all the streets. Final decision has been tabled until the Annual meeting so that residents have the opportunity to come and voice their opinion. There are both pros and cons to salting our streets and intersections and we hope to hear from you.



## Calendar of Subdivision Events

EVENT	DATE	TIME	WHERE	NOTES
Annual Meeting	Nov 19, 2013	7pm - 9pm	Canton Township Hall Freedom Room D	<b>Residents Welcome 3 vacant board positions</b>
Christmas Lighting	Dec 17, 2013	7 pm	Throughout subdivision	
Annual Dues are due	Jan 1, 2014		Mail to PO Box 87066	Deadline: January 31, 2014
Annual Dues <b>Late</b>	Feb 1, 2014		Mail to PO Box 87066	Add 6% Late Fee to Dues
<b>Late notices mailed</b>	Feb 28, 2014	2 <sup>nd</sup> Notices	Mail to PO Box 87066	Add 6% Late Fee to Dues
Easter Egg Hunt	April , 2014	10 am	Winter Park	Rain Date: Next day
Garage Sale	May 2014	9am - 5pm	Residents Homes	
Curb Appeal Contest	June		Residents' Homes	
Picnic	TBA	TBA		
Monthly Meetings	3 <sup>rd</sup> Tuesday of month Sept -May	7pm - 9pm	Canton Township Hall Lower level	<b>Residents welcome</b>

## BOARD MEMBERS

NAME	EMAIL	POSITION	STREET NO.	STREET NAME	PHONE NO.
Open Position		President			
Mike Cappuccitti	<a href="mailto:mypizon@peoplepc.com">mypizon@peoplepc.com</a>	Vice President	1764	Copeland Circle	734-981-1857
Dee Bowden	<a href="mailto:dab734@gmail.com">dab734@gmail.com</a>	Treasurer	42630	Redfern	734-560-9240
Roxanne Henke	<a href="mailto:roxdefox@eid55.com">roxdefox@eid55.com</a>	Secretary	42615	Boulden Court	734 751-8206
Tom Bowden	<a href="mailto:tlb734@gmail.com">tlb734@gmail.com</a>	Parks Chairman	42630	Redfern	734-560-9642
Judy Schantz	<a href="mailto:Jcarol1959@hotmail.com">Jcarol1959@hotmail.com</a>	Trustee	1380	Copeland Circle	734 468-2325
Jeffrey Hall	<a href="mailto:jeff3out3@gmail.com">jeff3out3@gmail.com</a>	Trustee	1630	Walnut Ridge	734-320-1880
Open Position		Trustee			
Open Position		Trustee			

## BLOCK CAPTAINS

NAME	EMAIL	STREET NO	STREET NAMES COVERED	PHONE NO.
Tracy Brink	<a href="mailto:fixobd2@comcast.net">fixobd2@comcast.net</a>	42111	Briarcliff Court	734-981-8631
Ruth Rosenberg	<a href="mailto:ruth.rosenberg@att.net">ruth.rosenberg@att.net</a>	42044	Saltz Rd East	734-776-7642
Jeffrey Hall	<a href="mailto:jeff3out3@gmail.com">jeff3out3@gmail.com</a>	1630	Walnut Ridge East	734-320-1880
Chris & Diane McGorey	<a href="mailto:cjmcgorey@hotmail.com">cjmcgorey@hotmail.com</a>	42055	Cherrylawn Court	734-844-0032
Dave & Denise Konwerski	<a href="mailto:dkon@sbcglobal.net">dkon@sbcglobal.net</a>	1677	Walnut Ridge North	734-981-1266
Cherie Labadini	<a href="mailto:cromanski@gmail.com">cromanski@gmail.com</a>	1480	Walnut Ridge West	734-718-3368
Mark & Daryn Peacock	<a href="mailto:mepeacock@comcast.net">mepeacock@comcast.net</a>	1603	Copeland Circle East	734-844-1533
Judy & Paul Schantz	<a href="mailto:Jcarol1959@hotmail.com">Jcarol1959@hotmail.com</a>	1380	Copeland Circle West	734-981-2470
Roxanne & Steve Henke	<a href="mailto:roxdefox@eid55.com">roxdefox@eid55.com</a>	42615	Boulden Court	734-981-0386
Linda Tucker	<a href="mailto:Lindamsu@comcast.net">Lindamsu@comcast.net</a>	42462	Saltz Rd West	734-981-7883
Serge Garabedian	<a href="mailto:Garabegi82@gmail.com">Garabegi82@gmail.com</a>	1380	Manton	734-844-1779
Karen & Rob Wells	<a href="mailto:kwells@med.umich.edu">kwells@med.umich.edu</a>	1019	Terrill Court & Redfern East	734-844-2481
Dee & Tom Bowden	<a href="mailto:dab734@gmail.com">dab734@gmail.com</a> or <a href="mailto:tlb734@gmail.com">tlb734@gmail.com</a>	42630	Redfern West	734-560-9240 734-560-9642
Judy Kamm	<a href="mailto:kammhouse3@aol.com">kammhouse3@aol.com</a>	42627	Collingham Court	734-981-2661

