

# The PARK BENCH

Parkwood Estates Subdivision Fall 2017 Issue



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

## IMPORTANT NOTICE FOR ALL RESIDENTS!

**Annual Meeting - Tuesday, November 14, 2017  
@ 7pm Canton Township Hall**

- Cider and donuts provided
  - Election of Board Members
- We need residents' participation!**

This is YOUR opportunity to come, meet YOUR board members and have YOUR say about things that affect the subdivision. [At this year's annual meeting](#), residents will be asked about amending some of the by-laws, including an amendment to change the late payment of dues from 6% per annum to a \$25.00 late fee. The input at the meeting will guide revision of the relative by-laws. Board member elections will be held, and parks improvements will be reviewed.

Annual Meeting, please fill out the Proxy Form included in this newsletter and give it to either a board member, block captain, or any qualified resident who will be attending the meeting OR put it in the envelope attached to (HOA Secretary) Roxanne Henke's front door at 42615 Boulden Court.

If you cannot personally attend the



### Thanks to Ruth Rosenberg

Ruth Rosenberg, block captain for Saltz Road East, is retiring from the position that she has held for the past 25 years. Ruth also previously served on the board of directors, and has helped out in numerous ways, including volunteering as the Easter bunny at the annual Easter Egg Hunt, and making her garage available to store playground equipment.

The Board thanks Ruth for her years of service to the Association. Thanks also to all current and past block captains — your contribution is greatly appreciated!

### Block Captains Needed!

Block captains volunteer to represent homes in their neighborhood. They are a key contact for their neighbors and help distribute the quarterly newsletters.

Block captains are currently needed for **Walnut Ridge West, Copeland Circle East and Saltz Road East**. Walnut Ridge includes Lots 114 – 125 and 94 to 101, Copeland Circle East includes lots 126 to 150 and Saltz Road East includes lots 21 to 30 and 81 to 93. Residents can go on the website and find the ["Subdivision Plot Map"](#) on the left hand side list to see locations.

If you are interested in taking over a block captain responsibility for your area, please contact one of the [board members](#).



### Congratulations to Our 2017 Curb Appeal Contest Winners

1547 Walnut Ridge Circle  
1661 Walnut Ridge Circle  
42617 Redfern

The curb appeal contest was created in honor of long time resident, board member and association Parks Chairman Thomas L. Bowden. Tom took great pride in the appearance of our subdivision and worked tirelessly maintaining our three parks, cul de sacs and boulevards.

Each year three homeowners will be awarded a \$35 prize. Judging takes place in June. See the association calendar for details.

## 4 WAYS TO BOOST YOUR CURB APPEAL!

### Liven Up Your Landscaping

If you're ready to spruce up your landscaping, you'll want to do so when the temperatures are relatively cool. While you're planning your project, be sure to take a look at the grade surrounding your home. Over time, it can become compacted and slope toward your house. Poor grading causes water to flow toward your home, putting your foundation at risk.



### Touch It Up

If left untouched, your siding could start to rot, mold or warp. Thankfully, a little preventative maintenance can help you avoid any costly siding repairs. If you notice chipping or peeling paint, it's time to break out the sandpaper, primer, paint and paintbrushes. Most of the time, painting is a project that you can accomplish in an afternoon. But, your project could involve more work than you have time for. If that's the case, now is a good time to start talking to pros.

*Pro Tip:* Pressure washing your home each spring removes dirt and can help prevent mold and mildew infestations.

### Repair Your Roofing and Gutters

Missing shingles and sagging gutters do more than make your home look shoddy — they can cause seriously pricey problems. If you notice that your gutters are having trouble moving water away from your foundation, or if it's been a while since you've had your roof inspected, it's a good idea to have a roofing pro stop by for an inspection.



### Fantastic Fencing

Has your fence seen better days? If so, taking the time to make repairs now could prevent you from having to replace your entire fence later down the road. In many cases, repairs are minor. Unless your fence is really worse for wear, you should be able to tackle the repairs in a weekend.

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## Attention Pet Owners...

**Dog owners:** Please be sure to pick up after your dog when on a walk. Cleaning up after your dogs shows respect for our neighbors and our community.

**Cat owners:** There have been complaints about cats making noise outside late at night. Please make sure your cat is not out roaming at night, or any other time of day!



## Donate your old recycling bins to the Community Garden Pilot Project

Here's a way to put your old recycling bin to good use: Parkwood Estates will be introducing a Community Garden Pilot Project in 2018. You can donate your old green recycling bin to be used in the community garden by dropping them off at 1630 Walnut Ridge Circle. If you need to have your bin picked up from your home, contact Jeffrey Hall at [jeff3out3@gmail.com](mailto:jeff3out3@gmail.com).



## Parkwood Estates Facebook Page

If you have a Facebook account, visit the Parkwood Estates Subdivision Facebook page at <https://www.facebook.com/groups/281286568706497/> and ask to join the group.



When posting and commenting, remember that everyone here is your neighbor. Please treat each other with respect. Keep all content and activity family friendly and legal.

## Keep Informed...Get Involved

Residents are invited to attend our Monthly board meetings (see details below); opinions and views will be shared.

The **Smokler Truesdell Home Owner Association** (HOA) board of directors have adopted the following statement to guide our HomeOwner Association operation:

**Smokler Truesdell HomeOwner Association** is a volunteer assembly of residents who strive to respectfully work together:

- To promote the welfare of our local community subdivision so it continues to be a desirable environment for its residents
- To prudently, honestly and openly receive and allocate the annual dues toward these purposes

HoA board members want to hear from residents and work toward managing the HOA in the best interest of the residents. Differing viewpoints will be recognized but not all can always be accommodated to accomplish the common good for the subdivision.

Respect should guide communications with the board or other residents at board meetings, on the Parkwood Estates Facebook group page, and in all other interactions.

### Ways to keep informed:

**NEWSLETTERS**—hard copy or email copy (request at [http://parkwoodestates-cantonmi.org/subscribe\\_form.html](http://parkwoodestates-cantonmi.org/subscribe_form.html)).

**WEBSITE**— [parkwoodestates-cantonmi.org](http://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 at the Township Hall](#). All residents are welcome.



**Pet Nanny Inc.**  
We love them, when you have to leave them.

**Jan Conner**  
Phone: 734-981-6108

Experienced, insured & bonded.

[jsconner@comcast.net](mailto:jsconner@comcast.net) [www.pet-nanny.com](http://www.pet-nanny.com)

## ADVERTISEMENT OPPORTUNITY

**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. Website sponsor ads may include a link to the sponsor's website. Payments should be made to **Smokler-Truesdell** and mailed to PO Box 87066, Canton, MI 48187.

The cost of the ad will include an ad approximately 242 wide by 136 high pixel size 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.

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

<a href="#">Annual Meeting</a>	November 14, 2017	Township Hall	
<a href="#">Dues Notices Mailed</a>	December 1, 2017		
<a href="#">Christmas Lights Contest</a>	December 17-22, 2017	Subdivision Wide	Judged by December 22
<a href="#">Dues Late</a>	January 31, 2018	Add 6% late fee	
<a href="#">Monthly Board Meetings</a>	3rd Tuesday of month, Sept—May, 7:00 pm, at Canton Township Hall		

### BOARD MEMBERS and Key Contacts

President	Mike Cappuccitti	mik23cap@yahoo.com	734-981-1857
Vice President and Corresponding Secretary	Ruthann Bruce	rbruce820@gmail.com	734-981-2519
Treasurer	Robert Fortune	bobfortune29@gmail.com	734-981-0344
Recording Secretary	Roxanne Henke	roxdefox@eid55.com	734-751-8206
Parks Chairman	John Kouchokos	M-Dlawnservice@hotmail.com	313 570-4346
Trustee	Robert Birch	doscoretrk@yahoo.com	734-981-4094
Trustee	Jake Brasseur	Jake88@wideopenwest.com	313-819-7714
Trustee	Jeffrey Hall	jeff3out3@gmail.com	734-320-1880
Trustee	Ryan Miner	ryanminer1884@yahoo.com	734-812-7292
Property Manager*	Dennis Nagy	BRIDENmanagement@aol.com	248-921-3909

\*not a board member or officer of HOA

#### Park Captains:

Blue Mountain Park—Brendan Henderson  
 Winter Park—Jeffrey Hall  
 Loveland Park—Jake Brassuer

#### Newsletter Editor:

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

### BLOCK CAPTAINS

Briarcliff Ct.	Tracy Brink	fixobd2@comcast.net	734-981-8631
Boulden Ct.	Robert Fortune	bobfortune29@gmail.com	734-981-0344
Cherrylawn Ct.	Chris & Diane McGorey	cjmcgorey@hotmail.com	734-844-0032
Collingham Ct.	Judy Kamm	kammhouse3@aol.com	734-981-2661
<b>Copeland East</b>	David Givens (Acting)	davegivens@gmail.com	734-377-4996
Copeland West	Judy & Paul Schantz	jcarol1959@hotmail.com	734-758-1216
Manton	Serge Garabedian	garabedi82@gmail.com	734-844-1779
<b>Saltz East</b>	<b>POSITION OPEN</b>		
Saltz West	Linda Tucker	lindamsu@comcast.net	734-981-7883
Redfern West	Robert Birch	doscoretrk@yahoo.com	734-981-4094
Terrell Ct/Redfern	Cathy Rowe	no email	734-981-1662
Walnut Ridge East	Lori Puckett	puckett@wowway.com	313-910-7611
Walnut Ridge North	Dave & Denise Konwerski	dkon@sbcglobal.net	734-981-1266
<b>Walnut Ridge West</b>	<b>POSITION OPEN</b>		



**Proxy SMOKLER-TRUEDELL HOMEOWNERS' ANNUAL MEETING Proxy**

**At the Smokler-Truesdell Homeowner's 2017 Annual Meeting on November 14th, 2017**

I, \_\_\_\_\_ at \_\_\_\_\_  
**Print Name Address**

give my vote to \_\_\_\_\_  
**(Name of Board Member, Block Captain, or other qualified resident)**

**for the annual meeting vote.**

**Signature \_\_\_\_\_ Date \_\_\_\_\_**



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