

The PARK BENCH

Parkwood Estates Subdivision

Winter 2019 Issue

Smokler-Truesdell Homeowners Association

P.O. Box 87066, Canton, MI 48187-0066



ANNUAL CHRISTMAS LIGHTING CONTEST

The Christmas season is upon us and it is always fun to drive through our subdivision during the Christmas season and see the many decorated homes.

During the week of December 15 through 21, board members will be driving through the subdivision and deciding which homes have the best decorations.

All association members in good standing (except board members) are eligible to participate. Each winner will receive \$35.



'Tis the Season again...for snow

Snow plowing of our streets is now performed by **Eager Beaver Lawncare & Landscaping**. They are the same company that handles the summer maintenance of the common areas. **Please be aware that anytime a new company begins a service like snow removal, there may be a few bumps in the road at the beginning. That is why we have an Association Board member to communicate with the contractor to make sure these are few and far between.**

Concerns and questions with snow removal should be directed to our association Treasurer, **Bob Fortune**, at **734-981-0344** or bobfortune29@gmail.com. Please try to contact him while plows are still in the area so that we can address your concern. **The Association Facebook page is the not forum to look for answers regarding snow removal, please refrain from using this and direct your questions to the person that has the answers.**

Snow Removal Procedures—Typically snow plowing services are performed after an accumulation of one and a half (1.5) inches or more from any single snowfall during a twenty-four (24) hour period. Plowing begins within a reasonable amount of time after snow amounts reach 1.5". Eager Beaver is to begin service within 1 hour of a snowfall reaching 6", even if the

snowfall has not stopped, this will be considered a **"Snow Emergency"**.

Eager Beaver will make at least 2 passes to open up streets for residents and emergency vehicles to navigate the sub-division and then fully clear the sub after storm has passed.

All vehicles need to be removed from the street in order for effective and efficient snow plowing procedures. If vehicles are not removed from the street, the snow plowing service assumes no responsibility or liability for vehicles having snow plowed around them.

It is understood that snow plowing will result in the snow forming a pile of snow along driveway entrances. Eager Beaver does not remove any snow from individual properties.

The snow plowing service generally marks outlines of the property in advance of snow falls. The markers are the property of the snow plowing service and will be retrieved when snow removal ends.



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.

Association by-laws allow for an annual 5% increase in association dues. The association board has set the 2020 dues at \$115.

Dues invoices are mailed December 1st. Invoices include unpaid past dues and penalties if applicable. Homeowners can obtain a copy of misplaced invoices by contacting our Property Manager.

Payment is due January 1st. Dues payments should be mailed to:

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

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

The 2020 dues are payable without penalty until January 31, 2020. Dues received after January 31st are considered late and subject to the late fee. Per association by-laws a \$25 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 Procedure.



Association Board Members

Association board members represent the 317 homes in our subdivision. These positions are voluntary and the board members make every effort to make the best decisions for our subdivision.

Every year the terms of three board members expire. These volunteer positions are vital to the operation of our association.

Elections are held each November at the Annual HOA Meeting. Please consider running for a three year term as an association board member.

At this year's annual meeting on November 12, **Ryan Miner, Ruthann Bruce and John Kouchoukos** were re-elected to serve on the board.

Your board encourages all association members to attend the [monthly board meetings](#).

Residents are welcome and encouraged to run for a three year term as an association board member.

Interested individuals should contact the association board by the first week in October to have their name placed on the voting proxy.



Congratulations

2019 Curb Appeal Contest 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:

42617 Redfern
1290 Terrel Court
42331 Saltz

Congratulations and thanks to these homeowners.



**From the Smokler
Truesdell Homeowner
Association board,
Happy Holidays!**



WAYS TO 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 **Parkwood.Estates.Webmaster@gmail.com** and **RickPidsosny@MicroRAP.biz**.



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 below.

Association Board Meetings

Regular board meetings are held monthly with the exception of June, July and August. Current meeting dates are shown below. Be sure to check back for any changes.

December 17 (3rd Tuesday)

2020 MEETING SCHEDULE

January 14

February 11

March 17 (3rd Tuesday)

April 14

May 12

September 8

October 13

November 10*

December 15 (3rd Tuesday)

Meetings are held at 7 pm in the Canton Township Hall (lower level).

All home owners are encouraged to attend the monthly meetings.

* Also the annual membership meeting



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. 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

Send your ad copy (Sponsor ads) to: cjmcgorey@hotmail.com

Or mail to:

Smokler-Truesdell
PO Box 87066
Canton, MI 48187

“Stop” Means STOP

It’s a simple concept, but many motorists seem to forget. There are other cars on the street, children and pedestrians...take the time to do a full stop at that stop sign, no matter how much of a hurry you’re in. It could save a life, or at the very least, costly damage to your vehicle if another car happens to also ignore that



Drive like your children live here

CALENDAR OF EVENTS

| | | | |
|---------------------------------|---|------------------|--|
| Monthly Board Meetings | 2nd or 3rd Tuesday of month, Sept—May, 7:00 pm, at Canton Township Hall | | |
| 2020 Dues Notices Mailed | December 1, 2019 | | |
| Christmas Lights Contest | December 15-21, 2019 | Subdivision Wide | |
| 2020 Dues to be Paid | January 1, 2020 | | |
| 2020 Dues are Late | January 31, 2020 | | |

BOARD MEMBERS and Key Contacts

| | | | |
|---|------------------|----------------------------|--------------|
| President | Roxanne Henke | roxdefox@eid55.com | 734-751-8206 |
| Vice President and Corresponding Secretary | Ruthann Bruce | rbruce820@gmail.com | 734-981-2519 |
| Treasurer | Robert Fortune | bobfortune29@gmail.com | 734-981-0344 |
| Secretary | Mike Cappuccitti | mcapphoa18@yahoo | 734-981-1857 |
| Parks Chairman | John Kouchokos | M-Dlawnservice@hotmail.com | 313 570-4346 |
| Trustee | Robert Birch | doscoretrk@yahoo.com | 734-981-4094 |
| Trustee | Joshua Miller | joshua.b.miller@gmail.com | 734-620-9546 |
| Trustee | Jeffrey Hall | jeff3out3@gmail.com | 734-320-1880 |
| Trustee | Ryan Miner | ryanminer1884@gmail.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—Ryan Miner
Loveland Park—Joshua Miller
Winter Park—Jeffrey Hall

Newsletter Editor:

Chris McGorey
Send suggestions, comments and any other
feedback to 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 |
| Copeland East* | Bob Fortune (acting) | bobfortune29@gmail.com | 734-981-0344 |
| Copeland West | Judy & Paul Schantz | jcarol1959@hotmail.com | 734-758-1216 |
| Manton | Serge Garabedian | garabedi82@gmail.com | 734-844-1779 |
| Saltz East | Ruthann Bruce | rbruce820@gmail.com | |
| Saltz West | Linda Tucker | lindamsu@comcast.net | 734-981-7883 |
| Redfern West | Robert Birch | doscoretrk@yahoo.com | 734-981-4094 |
| 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 | Kathy Hendra | Shebarandy@gmail.com | 734-259-8093 |

*This area does not currently have a Block Captain—Please consider volunteering to fill this position!

HAPPY HOLIDAYS PARKWOOD ESTATES NEIGHBOR!



Staci SOLD these Homes in the last year ...and many more!

 Merry Christmas and Happy New Year! 

Another wonderful year in Real Estate! **Interest rates are still incredibly low (UNDER 4%!)** giving more opportunities for Selling your home quicker, and more Buying Power for purchasing your NEW home!

Thinking of selling in 2020? Curious about the value of your home?

Let me share a marketing plan to get your home sold for the highest value in the shortest amount of time!

As a GIFT to you, I am offering up to \$250 towards your choice of either a Professional Pre Home Inspection or Professional Home Cleaning with any home listed and closed with me by February, 29th, 2020.





Call/Text/Email me directly for your **FREE** High Price Home Analysis from a Top Producing Realtor
734-612-3934 Staci@MovingTheMitten.com

EXPERIENCED. LOYAL. PROFESSIONAL. TOP SALE NEGOTIATOR.

* Over \$30 Million in local Sales - less than 4 years! * Top 1% in U.S.A. Certified Real Estate Negotiation Expert
*185 homes SOLD -since 2015



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MOVING THE MITTEN
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