

The PARK BENCH

Parkwood Estates Subdivision Winter 2017 Issue

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



BY-LAW CHANGES

Our association has three governing documents; **Articles of Incorporation**, **Declaration of Covenants** and **Restrictions and the By-Laws**. The upcoming year is important to our subdivision because after 43 years we are planning to revise and update our association By-Laws.



A committee, whose members include board Treasurer Bob Fortune, board Secretary Roxanne Henke and webmaster Rick Pidsosny, has identified 18 changes to the By-Laws. Revisions include clarification on how we operate both as a board and members, and will also address technology changes over the years.

Changing the By-Laws requires a membership vote. It is important that association members be informed and provide feedback. The board is planning a series of Town Hall Meetings to inform members of the changes.

The first meeting is tentatively planned for the **second Tuesday in February at the Township Hall**. Pamphlets will be distributed to residents by the block captains and mailed to non-resident owners. The pamphlets will announce the meeting time, date and location, and will include a summary of planned By-Law changes.

Additional Town Hall Meetings will depend on feedback from the first meeting, with the second meeting planned tentatively for May. Revised By-Laws will be published on the website and distributed in pamphlet form prior voting by members.

Present plans are to vote on changes at the November 2018 Annual Membership Meeting.

Updates will be posted on our website. Members will be notified of updates via newsletters, emails and Facebook postings.

If you have questions about the changes feel free to contact a committee member (see page 4 for contact info).

Take the Neighborhood Activity Survey

The association board would like to determine member's interest in getting together for community events. There is a survey on the Parkwood Estates website at http://www.parkwoodestates-cantonmi.org/get_together_survey.html



Here are some of the suggestions for neighborhood activities:

Neighborhood Scavenger Hunt - An opportunity for you to explore the neighborhood, visit the parks, and possibly includes stops at local businesses

Monthly Movie Night - The Association has access to a large screen that can be set up in the parks to show a family movie.

Park Camp Out and Campfire - Tent camping, fire pits and other fun camping activities.

Annual Block Party - Block parties alternating each year between the parks, with the Association supplying burgers and hot dogs, and residents providing pot luck items and beverages.

Parkwood Estates 5K - A 5K run/walk, with the possibility of raising funds for the Association and/or a charity.

Neighborhood Euchre Tournament - An activity for the winter months, with a trophy for the winners, to be passed along every year to subsequent winners.

Other ideas: Corn Hole Tournament, Group Walking/Exercise Nights, Group Bike Rides On The ITC Trail, Car Show, Park Cleanup/Beautification Days, Fall Festival Halloween/Thanksgiving, Craft Board Game/Card Game Night, Meet Up Night at Local Businesses, Christmas With Santa.

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 17 through 22, 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 performed by **Apex Snow Services**.

Concerns and questions with snow removal should be directed to our association Treasurer by leaving a message at **734-981-0344** or emailing bobfortune29@gmail.com. Please try to contact him while plows are still in the area so that we can address your concern.

Typically snow plowing services are performed after an accumulation of two (2) inches or more from any single snowfall during a twenty-four (24) hour period. Plowing begins 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 need to be removed from the street area in order for effective and efficient snow plowing proce-

dures. If vehicles are not removed from the street generally 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 snow forming a pile of snow along driveway entrances. The contractor does not remove any snow from properties. Arrangements may be made with a snow removal service for removal of snow at an additional cost to the homeowner.

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.

Only limited salting will be done. Salting is expensive. Also salting is known to damage roads and we do not have the funds to pay for road repairs.

PARKING



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 2018 dues at \$105.

Dues invoices were 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 2018 dues are payable without penalty until January 31, 2018. Dues received after January 31st are considered late and subject to the late fee. Per association by-laws a 6% per annum late fee may be charged on all unpaid balances.



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. Please consider stepping up and volunteering to be a block captain if you live in one of the areas listed below.

Block captains are currently needed for:

Walnut Ridge West
Copeland Circle East
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.

A map showing these locations can be found at:

http://www.parkwoodestates-cantonmi.org/pdfs/block_captain_assignment_map2.pdf

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



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).

WEBSITE— 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.



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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

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

Or mail to:

Smokler-Truesdell
PO Box 87066
Canton, MI 48187

CALENDAR OF EVENTS

Dues Notices Mailed	December 1, 2017	
Christmas Lights Contest	December 17-22, 2017	Subdivision Wide Judged by December 22
Due Date for Annual Dues	January 1, 2018	
Dues Late	January 31, 2018	Add 6% late fee
Monthly Board Meetings	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.

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	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
Saltz East	POSITION OPEN		
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	POSITION OPEN		