

The PARK BENCH

Parkwood Estates Subdivision Winter 2018 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 17 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.



Snow Season is Back...

Snow plowing of our streets is now performed by Executive Property Maintenance, Inc. They are the same company that handles the summer maintenance of the common areas. They are a local company that is located within 4 miles of our sub. 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". Executive 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". Executive 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. Executive 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.

Salt Applications

For this upcoming Winter, there is a major salt shortage throughout the country. This has led to extremely high prices for salt and its application. Due to this, we will not be authorizing any application of salt to sub-division streets as it is too expensive and out of our budget.





Association By Laws Changes Approved

Changes to the association By-Laws were voted on and approved at the November 13, 2018 Annual Membership Meeting.

Seventy-nine (79) ballots/proxies were received. Sixty-seven (67) voted FOR, eight (8) voted AGAINST and four (4) DID NOT INDICATE.

Our association has three governing documents; 1) *Articles of Incorporation*, 2) *Declaration of Covenants and Restrictions* and the 3) *By-Laws*. After 43 years our association By-Laws were updated to clarify how we operate both as a board and members. Revisions also address technology changes over the years.

Pamphlets with a summary of changes were distributed to all members prior to our *Town Hall Meeting* held February 13, 2018. The proposed By-Law revisions were changed based on *Town Hall Meeting* feedback.

Members were notified of updates posted on the website via newsletters, emails and Facebook postings. The Ballot & Proxy was distributed to each member on October 1, 2018.

Fall Festival a Success

The first Parkwood Estates Fall Festival at Blue Mountain Park was a success in spite of some wet weather, with around forty people in attendance. Thanks once again to Jeffrey Hall for his efforts at organizing, and all those who volunteered to help out. Future events will be discussed at the December Meeting. We are looking for more volunteers by residents to help with these events.



Block Captain Volunteers Needed!

Our Homeowner Association volunteer board, Block Captains and associates manage the policies and issues concerning our subdivision. The Board meets once a month and communicates mostly via email in between meetings to discuss issues that arise.

Block Captains are vitally important in the managing of our Homeowner Association. With 317 homes in our subdivision, communication among residents and decisions made by the Board is a challenge. That challenge is met by our block captains.

Block Captain duties can include:

- Get input directly from neighbors about issues
- Deliver the Park Bench newsletter (which is the major connect about plans or ongoing conditions)
- Welcome new residents moving in
- Notify the Board about nearby homes for sale

- Encourage residents to join our organized events.

Being a Block Captain does not take a huge commitment of time, but can be very helpful in improving neighbor relations and happiness.

We currently have 3 areas that need Block Captains: [Walnut Ridge West](#), [Copeland Circle East](#) and [Saltz Road East](#).

Please consider volunteering for one of these positions. You can do this by [contacting a Board Member](#) (contact information is on the last page of this newsletter), or Chris McGorey (at cjmc-gorey@hotmail.com). Your participation will be much appreciated!



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:

The Smokler Truesdell Homeowner Association board is an assembly of volunteers 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. We 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.

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.



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 Webmaster@ParkwoodEstates-CantonMI.org, Webmaster@MicroRAP.biz and RickPidzosny@MicroRAP.biz.

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—2nd 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. 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:
cjmcorey@hotmail.com

Or mail to:

Smokler-Truesdell
PO Box 87066
Canton, MI 48187

CALENDAR OF EVENTS

Dues Notices Mailed	December 1, 2018		
Christmas Lights Contest	December 17-21, 2018	Subdivision Wide	Judged by December 22
Deadline for Annual Dues	January 1, 2019		
Dues Late	January 31, 2019	Add \$25 late fee	
Monthly Board Meetings	2nd Tuesday of month, Sept—May, 7:00 pm, at Canton Township Hall		

BOARD MEMBERS and Key Contacts

President	Mike Cappuccitti	mcapphoa18@yahoo	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	jake.donbrasseur@gmail.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	POSITION OPEN*		
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	Jeffrey Hall (acting)*	jeff3out3@gmail.com	734-320-1880

**These areas do not currently have Block Captains—Please consider volunteering to fill these positions!*