

The PARK BENCH

Parkwood Estates Subdivision Fall 2020 Issue

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



Resident Volunteers are Needed!

Parkwood Estates by-laws state that a Board is established to manage the affairs of the subdivision. The board is made up of volunteers who are residents in good standing plus any other member who may be needed to conduct subdivision business. These members are elected by you, the residents of the subdivision and are the representatives of you, the residents.

This year there are four (4) positions terms up for election. The residents who have held these positions are leaving the Board for various reasons -- their service is appreciated and they will be missed!

These positions need to be filled. Volunteers must be able to attend the monthly board meetings every 2nd Tuesday of the month. The meetings usually last between 1 and 1½ hours. We have a great subdivision to live in because we have an active board made up of residents just like you. If interested in volunteering, please let the president or another board member know and we will put your name on the proxy.

Fall Festival Canceled

The Fall Festival schedule for Saturday, October 10th has been canceled due to Covid-19 concerns. Please be attentive to any information regarding neighbors within our subdivision possibly having some events open for those who feel comfortable to attend. Any information will be given out over Facebook and other possible social networks.



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
1661 Walnut Ridge
1547 Walnut Ridge**

Congratulations and thanks to these homeowners.

ANNUAL MEETING

Tuesday, November 10th, 7 PM

The Annual General Membership Meeting will be held by video using ZOOM. Those residents interested in coming will need to have the ability to be able to do video and have the ZOOM app downloaded (it is free). They will need to email President, Roxanne Henke at roxdefox@eid55.com to request an invitation to the meeting and one will be sent out.

The most important agenda item at this meeting is the **vote for board positions** whose terms are up this year. There are four (4) open positions that need to be filled. This is also an

opportunity for residents to meet the board, ask questions and/or express concerns about our subdivision.

There is a hard copy of the proxy in the newsletter for those residents who will NOT be attending the meeting but would like the opportunity to be able

to vote on the board positions that are up for election this year. Residents may also go to the [website](#) and download and print a copy of the proxy. All proxies must be turned in at **42615 Boulden Court** where an envelope will be available for the proxies. Please consider attending this meeting!



Inside The Park

By John Kouchoukos, Parks Chairman

Hi Neighbors! First and foremost my family and I hope that your families and friends are healthy and safe!

I'd like to bring you up to date on what has been happening inside the parks this summer. It has been a long challenging summer trying to manage ongoing and new projects. We did not get everything completed that we wanted to, but the year is not over yet and the hope is to finish a couple more projects this fall ahead of completing already scheduled projects first thing in the spring. I'd also like to give you an update on other plans the Board has for the future. As always, if you have any suggestions or would like to donate some time to help out, please reach out to any Board member!



2020/2021 Maintenance

We still will be trimming the trees along Lilley Rd this fall to remove the shoots from the bases of trees and trim back low-lying branches to make it easier for people walking or biking down the sidewalk.

We will still be removing old park sign bed areas this fall and planting grass seed in them, and we have removed a few dead trees in the parks and trimmed others. We have ordered some replacement equipment for damaged playground equipment. We will be painting park equipment as needed in the spring. We have also decided to contract out two applications of weed control for the park playground mulch areas to the company that handles our fertilizer applications. These applications will kill any weeds in the mulch and help to prevent new weeds/grass from germinating during the summer.

2020 Completed Scheduled Projects

Over the last few years we have been improving the park entrances by installing new park entry signs & landscaping. The sign area for the Saltz Winter Park entrance is mostly complete, we are just waiting for the letter sign to be completed. The Saltz Blue Mountain sign area will be completed this fall and the Redfern Loveland sign area will be completed in the Spring.

2020 New Approved Projects

It was approved last year to install new volleyball courts. These would consist of Permanent Steel posts with covers, padding and a commercial grade net. The nets could then be used to hold a screen for having a Monthly Movie in the Park night. (Delayed till Spring 2021)

If there is a new project that would benefit our community that you would like see completed in the future, please reach out to any Board Member and we will discuss it at a scheduled meeting.

Projects discussed for 2021

It is our goal to invest time and resources to Loveland Park. Other than the new sign area, this includes installing a new Border around the play structure and installing new mulch. We will also be discussing other upgrades over the winter.

Cul-de-Sac Islands

There are 9 islands throughout our sub that are contracted to be maintained by a lawn maintenance company. The company is only responsible for cutting and fertilizing the islands. They are not contracted to perform any weeding or trimming. These areas have been maintained by volunteers in the past. With that in mind we are developing a plan for next year to develop a low maintenance plan for the islands. We will be announcing plans over the winter as we expect to move forward with the renovation first thing in the Spring.

Safe Halloween

Suggestions for 2020

Like many other annual activities, Halloween will be different this year due to COVID-19. To help prevent the spread of the virus, here are some suggestions for safe celebrating, from the CDC:

Traditional door-to-door trick-or-treating is NOT recommended, but "One-way trick-or-treating," where individually-wrapped goodie bags are lined up for families to grab and go while continuing to social distance (such as at the end of a driveway or at the edge of a yard), is a good option. If you are preparing goodie bags, wash your hands with soap and water for at least 20 seconds before and after preparing the bags.

Some low-to-moderate risk Halloween activities:

- A small outdoor costume parade.
- A small outdoor costume party where masks are worn and distance is maintained.
- Visiting pumpkin patches or apple orchards while wearing a mask. Use hand sanitizer before touching pumpkins or apples.
- An outdoor social-distanced Halloween movie night.
- A Halloween scavenger hunt where children are given lists of Halloween-themed things to look for while they walk outdoors from house to house admiring Halloween decorations at a distance.



THANK YOU!

Association dues are an obligation of all subdivision homeowners. Dues are used to pay for grass cutting, park & berm main-tenance, snow plowing, equipment replacement, insurance, community activities and legal services.

We are happy to report that the annual dues for 2020 have now been paid by 100% of our residents.

Thank you to all residents!



WE DID IT!

**Thank you
everyone!**

ADVERTISE IN THE PARK BENCH

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 x 136 pixels 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

Monthly Board Meetings	2nd or 3rd Tuesday of month, Sept—May, 7:00 pm, at Canton Township Hall
Annual Members Meeting	November 12, 2020 Canton Township Hall
2021 Dues Bills are Mailed	December 1, 2020
Christmas Lighting Contest	December 16 - 23
2021 Dues to be Paid	January 1, 2021
Dues are Late	January 31, 2021

BOARD MEMBERS and Key Contacts

President	Roxanne Henke	roxdefox@eid55.com	734-751-8206
Vice President	Ryan Miner	ryanminer1884@gmail.com	734-812-7292
Treasurer	Robert Fortune	bobfortune29@gmail.com	734-981-0344
Secretary	Mike Cappuccitti	mcapphoa18@yahoo	734-981-1857
Parks Chairman	John Kouchoukos	M-Dlawnservice@hotmail.com	313 570-4346
Trustee	Joshua Miller	joshua.b.miller@gmail.com	734-620-9546
Trustee	Jeffrey Hall	jeff3out3@gmail.com	734-320-1880

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.	Jerry 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	Brian Smith	bubbles _ icu@yahoo.com	734-502-4821
Copeland West	Paul Schantz	jcarol1959@hotmail.com	734-758-1216
Manton	Serge Garabedian	garabedi82@gmail.com	734-844-1779
Saltz East	Open position		
Saltz West	Linda Tucker	lindamsu@comcast.net	734-981-7883
Redfern West	Open position		
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	Lori Puckett	puckett@wowway.com	313-910-7611



2020 Voting Proxy

Name*: _____
(please print clearly)

Street No. and Name*: _____ Lot No.: _____
(please print clearly) (please print clearly)

Vote my proxy as follows:

CANDIDATES RUNNING FOR THE BOARD & WRITE IN CANDIDATES		
Amanda Kouchoukos* (Board recommends vote "Vote For")	Vote For Vote Against Abstain	Select only one**
Joshua Miller* (Board recommends vote "Vote For")	Vote For Vote Against Abstain	Select only one**
<hr/> (print write-in name above)		
BOARD NOMINATIONS & MOTIONS FROM THE FLOOR		
Board Nominees made from the floor* (Board recommends vote "As recommended by the board")	As recommended by the board Abstain	Select only one***
Write-In Candidates* (Board recommends vote "As recommended by the board")	As recommended by the board Abstain	Select only one***
Motions made from the floor* (Board recommends vote "As recommended by the board")	As recommended by the board Abstain	Select only one***

(Signature*)

(Date*)

Proxies may be given to any board member or placed in an envelope on the front door at 42615 Boulden Ct.

Paper proxies must be received by 6pm on Friday November 6th

* Required

** If more than one is voted "Vote For" will be voted.

*** If none or both are selected "As recommended by the board" will be voted.



HALLOWEEN NIGHT TRICK OR TREAT

Family Fun

**MEET & GREET
MICKEY MOUSE**

42678 SALTZ RD. - PARKWOOD ESTATES




Your Neighbor & Realtor Staci Kowalczyk

734-612-3934 ~ #StaciKSellsHomes



Staci Kowalczyk - Realtor

AWHD, Master CNE, PSA, Agent of Excellence
734.612.3934 - Staci@movingthemitten.com

  #StaciKSells @StaciKowalczyk 



MECRAFT TEAM

Sets The Record Again!

HOMECRAFT TEAM AUGUST 2020

Average Days On Market

<2 DAYS

List to Sale Ratio

103.6%

Average Sales Price

\$330,000

Average Price/Sqft

\$170

4.3% HIGHER THAN OTHERS

HOMES LISTED WITH OTHER AGENTS AVERAGE:

Days On Market: >24 Days

Average Sales Price: \$243,000

Average Price/Sqft: \$134

*SOURCE: PUBLIC RECORD DATA AUGUST 2020



TIM BRUCE

ROBERT YODER

EACH LISTING INCLUDES:

- Sub Highlight Video
- Home Staging & Consultation
- Professional Moving Quote
- Professional Photography
- Organized Approach
- 3D Home Tour & Video
- 4x Marketing Exposure
- Zillow Preferred Agents
- Paid Targeted Social Media Advertising
- **No Hassle Guarantee**





We would **highly recommend** HomeCraft Team.
Their attention to details. Always available to answer any questions.
Extremely helpful with suggestions on how to prepare our home.
Told us what to expect. They are very motivated to help.

Parkwood Estates Sellers

See our Reviews
at ParkWoodEstatesSub.com!



HomeCraft has **exceptional local market knowledge**.

We interviewed three agencies, and their expertise made it possible to price our house at exactly the right point. The house sold in 2 1/2 days. They provided an excellent stager, and a dynamite photographer. They are great at communicating and kept us informed throughout the entire process including closing. A great team who truly care about their clients. We have and will continue to highly recommend HomeCraft for their experience, knowledge, and altogether stress-free process they employ.

Satisfied HomeCraft Client



400% MORE EXPOSURE FOR YOUR HOME

**MORE than
Real Estate**

OUR RESULTS SPEAK FOR
THEMSELVES

103.6% list to
sale ratio

37+
Years of Combined
Experience

See real time market data and all current
active, pending, and sold homes available
in ParkWood Estates.

PARKWOODESTATESUB.COM



TIM BRUCE

ROBERT YODER



734.329.0123
Tim@HomeCraftTeam.com
Robert@HomeCraftTeam.com