

The PARK BENCH

Parkwood Estates Subdivision Summer 2020 Issue



Smokler-Truesdell Homeowners Association

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

Volunteers Needed!

As President of your Board, I want to make sure all residents understand the role of your Board. Per Parkwood Estates by-laws, 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.

The board's job is to make sure that the parks are maintained, decide on improvements and opportunities for fellowship, inform residents of those activities as well as how dues money is spent. It is NOT the responsibility of the board members to do the work but to make sure it gets done. Your board encourages active participation by residents which include communication of situations, sharing concerns at board meetings, becoming a board member, block captain, park captain, or helping with our **Easter Egg Hunt**, **Summer Picnic** or **Fall Festival**. Our subdivision is a great place to live because you, the residents help make that happen. That being said, the board needs the following people:

One of our board members, **Ruthann Bruce**, will be moving sometime this summer. She will be missed! Ruthann has served on our board for several years as Vice-President. **Ryan Miner** has been approved to take over as Vice-President. Your board is looking for a replacement to fill the trustee position that Ruthann presently has as well as someone to replace her as block captain. Responsibilities for both positions (trustee and block captain) can be found on our [Parkwood Estates website](#) or from Roxanne Henke, President.

The Board is also on the search for someone who has the capability of becoming an alternate Webmaster and someone who has the ability to archive documents to our Website. This could be the same person or two different people. Responsibilities are in process of being approved and will be on the Website when done.

If interested, please email **Roxanne Henke**, President at roxdefox@eid55.com. Thank you.

Summer Picnic Cancelled

- Although the Governor has lifted the stay-at-home order and allowed groups of 100 people to meet with social distancing, your Board has decided that would still be reasonable to cancel the Summer Picnic for this year and allow residents to experience get togethers as they feel comfortable with family, friends and neighbors.
- A movie night event is being discussed as an alternate activity for residents to have the opportunity to get together and will publish the event through emails, Facebook and on the website. Your Board encourages all residents to enjoy community with their neighbors. Walk through the subdivision and enjoy the flowers people have planted, say "hello" to those you meet along the way and be grateful that we can make a difference by enjoying and accepting the diversity of people. There will still be a Curb Appeal Contest and your Board is very hopeful that we can meet in October for our Fall Festival.
- Have a great summer!



Annual Curb Appeal Contest

- With everyone stuck at home this summer, it seems that there is a renewed interest in curb appeal! Walking around the neighborhood, we are anticipating that judging will be very difficult this year. The board will be scoring and submitting their votes the week of July 25th and the 3 winners will be announced the first week of August. Each deserving winner will receive a check for \$35.00, (Winners must be in good standing).

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!

A lot has changed since the Spring Newsletter came out and even though some projects and maintenance items have been delayed, most will still be completed this summer/fall.



2020 Maintenance

Beginning this month we will be trimming the trees along Lilley Rd 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. Technically Wayne County is responsible for this, but they rarely, if ever, make this a priority. (Delayed till Fall)

Over the course of the summer we will also be removing old park sign bed areas and planting grass seed in them, removing dead trees in the parks and painting park equipment as needed. (Delayed till late summer/fall) If there is a maintenance item 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.

2020 Completed Scheduled Projects

Over the last few years we have been improving the park entrances by installing new Park Entry Signs & Landscaping. We are happy to say that we will be completing the final 3 signs this summer. They are Winter Park Saltz entrance, Blue Mountain Saltz entrance and Loveland Park Redfern entrance. Winter Park will be completed this summer, the other 2 may be completed this fall or next Spring.

The 3 new sub entrance signs, Lilley and Saltz have been completed. Please let us know what you think!

Over the last few years as the other park entrance signs were completed, low maintenance, drought tolerant shrubs and perennials were installed. Some of the perennials did not survive and we will be planting new ones over the next few weeks. If you live next to or near one of these entrances, we are looking for a volunteer to water these new plants until they become established. Please contact any board member if you are interested in helping.

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 fall 2020/spring 2021)

The new play structure has been installed in Blue Mountain Park, we are waiting for the borders to arrive, once they do we will install them and install the mulch. Please do not use this play structure until the mulch has been installed, it is for your safety and the safety of your children!

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.

Future Project, Loveland Park play area borders and mulch will be replaced Spring 2021.





Friendly Reminder

There are A LOT more walkers, runners and bikers this year, so we would also like to remind everyone to please drive at a **SAFE SPEED** and to not block sidewalks with their vehicles. Having to walk in the street to get around a vehicle is very dangerous.

The Canton Twp Ordinance Department is making it a priority to ticket vehicles that block sidewalks, so don't be the one that gets a ticket.

We are all looking forward to having a great summer outdoors!

Please Stay Healthy & Stay Safe!



Annual Dues

Our Association By-Laws state that assessments are an obligation of all subdivision homeowners. The Annual Dues payment of \$115 was due January 1, 2020. If you have paid, thank you for your payment.

If you have not paid at this time, the payment is late and is subject to a \$25 late fee.

Assessment 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 invoice with your payment.

A lien may be placed on the homeowner's property or legal action taken for unpaid assessments as specified in our Association By-Laws. This and more information about annual assessments is available on the Parkwood Estates web site at

http://www.parkwoodestates-cantonmi.org/annual_assessment.html

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
Curb Appeal Contest	July 25 – 31, 2020 Subdivision Wide
Fall Festival	October 10, 2020 Loveland Park
Annual Members Meeting	November 12, 2020 Canton Township Hall
2021 Dues Bills are Mailed	December 1, 2020
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	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	Ruthann Bruce	rbruce820@gmail.com	734-981-2519
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	Ruthann and Bob 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	Lori Puckett	puckett@wowway.com	313-910-7611

Canton MARKET TRENDS



175
Total
Active
Listings



\$422.56K
Median List
Price



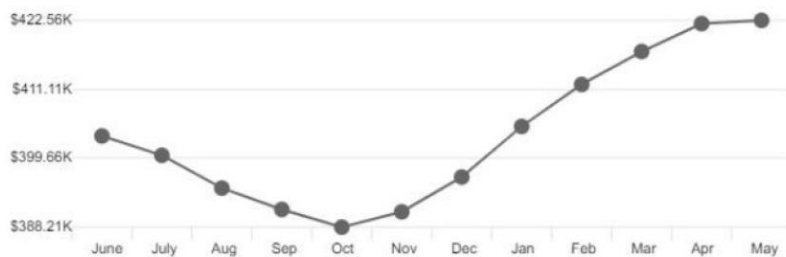
\$154.5
Price Per
Sqft (list)

Median List Price

Median Price Per Sqft

Total Active Listings

Market Action Index



Median List Price

The median list price for homes in Canton was \$422.56K in May 2020. See the data above for the most up to date median price.



Staci Kowalczyk

Realtor - AWH, Master CNE, PSA

734.612.3934 - Staci@movingthemitten.com



MOVING THE MITTEN

Real Estate Group

ABOUT STACI

STATS

- 150+ homes sold in 5 years
- \$30+ million in sales
- 1% in USA - Master Certified Negotiation Expert
- Top Producing Agent
- Listing Specialist
- Social Media Specialist
- 96% Closing Rate
- Premier Zillow Agent
- Professional Photography & Video Tour
- Disney Agent of Excellence



100% 5 STAR REVIEWS ON ZILLOW



BIO

I have a passion for real estate, and helping clients achieve their goals. I listen to Sellers wants and needs with the goal to sell their home quickly and for top dollar. Working diligently with Buyers to find the home that fits into my client's lifestyle, dreams and expectations as first time home buyer, a growing family needing more space, empty nesters looking to downsize or becoming "SnowBirds".

I recognize and value the trust my clients place in me and I strive every day to exceed their expectations. I value and appreciate all of my past, present and future clients with over 75% of my business being trusted referrals.

I have been a licensed realtor for over 5 years. As a top-performing agent with over \$30 million in sales & 150+ homes sold. I am proud to be an elite Realtor with 1% in the nation with a Master Certified Negotiation Expert designation helping clients buy and sell property with over \$30 million in sales and over 150+ homes sold. I have an extensive knowledge, out of the box thinking and valued experience growing up and living here in Michigan.

Staci Kowalczyk, Realtor - AWH, Master CNE, PSA
734.612.3934 - Staci@movingthemitten.com

DID YOU KNOW?

Our Team donates
10% of our sales to
our local community.

We are proud
supporters of our
local schools,
educators,
businesses,
charities, front line
workers, and more.

Not only do we
invest in each
of our clients we
also support the
communities that
support us!



The HomeCraft Difference

Our local business was founded to be different than other Real Estate companies. As a small business we can invest back into our clients and the community we serve without paying the large fees that come with a big name brokerage. We always keep our clients and their experience as our main focus throughout the entire process.

Since our clients are the main focus our team is dedicated to educating you before we start the process of marketing your home for sale. From the beginning, we help at every step in the process including what repairs and cosmetic changes will increase the value of your home and even helping to secure a trusted contractor to streamline the process.

We do not list your home with our fingers crossed. HomeCraft is your only local team with a proven process to add thousands of dollars to your home at no additional cost plus our **"No Hassle Listing" guarantee**, allows you to cancel at any time if you are unhappy or your situation changes.

HomeCraft Team provides up to **400% more** exposure than most agents in the area through our **"Blended Marketing"** program that leverages **Paid Targeted Social Media Ads** and professional video/photos combined with traditional methods to drive results. During Spring 2020, every property we marketed has sold for over asking price with multiple offers, and our average under contract to asking price is **103.6% of list price**. It's a recipe for success that includes over 30+ years of negotiation experience.

"With over 20+ years being involved in Parkwood Estates I have a passion for this subdivision. I know the parks, schools, streets and the value this Canton Twp area has to offer." -Tim Bruce, Owner HomeCraft Team

Each listing includes up to 3-hour professional staging, organization consultation, professional photography & video, 3D tour, social media marketing, E-blast, custom website, and full MLS, Zillow, Trulia, Realtor.com, Homes.com, Redfin + more.

With HomeCraft **you are the boss**. We are with you the **entire way** guiding you through the process. Give us a few minutes of your time and you'll be glad you did.

For more info on the average sales price in Parkwood Estates and to see real time market data and all current active, pending, and sold homes available in Parkwood Estates Sub at:

PARKWOODESTATESUB.COM

**OUR RESULTS SPEAK FOR
THEMSELVES**

101.8% list to
sale ratio

37+ Years of Combined
Experience

MORE Than Real Estate



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Tim Bruce

Robert Yoder



Home Prices: It's All About Supply and Demand

As we enter the summer months and work through the challenges associated with the current health crisis, many are wondering what impact the economic slowdown will have on home prices. Looking at the big picture, supply and demand will give us the clearest idea of what's to come.

Making our way through the month of June and entering the second half of the year, we face an undersupply of homes on the market. Keep in mind, this undersupply is going to vary by location and by price point. According to the National Association of Realtors (NAR), across the country, we currently have a 4.1 months supply of homes on the market. Historically, 6 months of supply is considered a balanced market. Anything over 6 months is a buyer's market, meaning prices will depreciate. Anything below 6 months is a seller's market, where prices appreciate.

Robert Dietz, Chief Economist for the National Home Builders Association (NAHB) says:

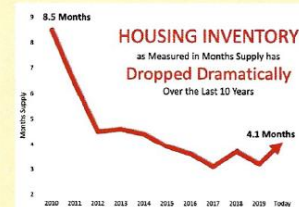
"As the economy begins a recovery later in 2020, we expect housing to play a leading role. Housing enters this recession underbuilt, not overbuilt. Estimates vary, but based on demographics and current vacancy rates, the U.S. may have a housing deficit of up to one million units."

Bottom Line

Many may think home prices will depreciate due to the economic slowdown from the coronavirus, but experts disagree. As we approach the second half of this year, we may actually see home prices rise even higher given the lack of homes for sale.

Continue reading at www.HomeCraft.Blog

The graph below shows inventory across the country since 2010 in months supply of homes for sale.



How Interest Rates Can Impact Your Monthly Housing Payments

Many potential homebuyers are anxiously waiting for the COVID Crisis to calm down. If you're thinking of buying this season, here's how mortgage interest rates are working in your favor.

Freddie Mac explains:

If you're in the market to buy a home, today's average mortgage rates are something to celebrate compared to almost any year since 1971... Mortgage rates change frequently. Over the last 45 years, they have ranged from a high of 18.63% (1981) to a low of 3.31% (2012). While it's not likely that the average 30-year fixed mortgage rate will return to its record low, the current average rate of 3.45% is pretty close — all to your advantage."

To put this in perspective, the following chart from the same article shows how average mortgage rates by decade have impacted the approximate monthly payment of a \$200,000 home over time:

Read more and see real time market data and all current active, pending, and sold homes available in Parkwood Estates Sub at:

PARKWOODESTATESUB.COM

1970s	1980s	1990s	2000s	2010s	Today
Average Rate: 8.86%	Average Rate: 12.70%	Average Rate: 8.12%	Average Rate: 6.29%	Average Rate: 3.99%	Average Rate: 3.45%
Approximate Monthly Payment: \$1,589	Approximate Monthly Payment: \$2,166	Approximate Monthly Payment: \$1,484	Approximate Monthly Payment: \$1,237	Approximate Monthly Payment: \$954	Approximate Monthly Payment: \$894

* Mortgage payments are principal and interest only. Based on a \$200,000 fully amortizing mortgage. All terms are assumed to be 30 years.

Have a coffee on us!

HomeCraft in partnership with Holiday Market

FREE Small Specialty Coffee



Coupon can only be redeemed at Holiday Market located at 520 S Lilley Rd, Canton, MI 48188

*Valid for one small specialty coffee. Offer expires 07/05/2020.

