

The PARK BENCH

Parkwood Estates Subdivision

Winter 2020 Issue

Smokler-Truesdell Homeowners Association

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



Annual Christmas Lighting Contest

The Christmas season is upon us once again, and it's always fun to drive through our subdivision and see the many decorated homes.

During the week of December 16 through December 23, board members will be driving through the subdivision and choosing winners of our annual Christmas Lighting Contest.

All association members in good standing (except Board members) are eligible to participate. There will be 3 winners chosen, and each winner will receive \$35.

Congratulations to last year's winners:

42090 Cherrylawn Court, 1289 Terrell Court & 42745 Saltz Road.

Snow Removal

It's that time of year again...snow season is upon us!

Snow plowing of our streets is now performed by **M&D Lawn & Landscape**.

Concerns and questions with snow removal should be directed to our association Management Company, Briden Management. Please email Dennis Nagy at

BridenManagement@aol.com or if it's an emergency call **248-921-3909**.

Please try to contact him while plows are still in the area so that we can address your concern. The Association Facebook page is not the 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 the snow fall has ended. M&D is to begin service within 2 hours of a snowfall reaching 6", even if the snowfall has not stopped (this will be considered a "**Snow Emergency**").

M&D 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 the 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. M&D 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 season ends.

Salt Applications

Salt applications to sub-division intersections are made at the discretion of the Board. We take many things into consideration when deciding when to salt, this includes trying to manage the costs associated with salting. While the safety of all residents and traffic is of upmost importance, budget does play a part in our decision making.

Inside The Park

By John Kouchoukos, Parks Chairman

Hello Neighbors, hoping that you, your family and friends are all healthy and safe!

As we finally move out of 2020 and into a hopefully better 2021, I will be asking for community feedback for 2 proposed projects next year.

First, we would like to make a few upgrades to **Loveland Park**, if you live by the park or frequent it, please let us know what if anything you would like to see added or improved upon. One thing for sure, I will be proposing to the board to replace the wood border around the play structure and replacing it with a plastic border that we have in the other park play areas and re-mulching the play area.

Second, we are working on a plan to streamline the maintenance of the islands in the cul-de-sacs and inlands on **Copeland Circle, Walnut Ridge** and **Redfern**. You will see more information about this early next year.

This year has been a struggle for us all, but it looks like there may be an end in sight. I hope that next summer brings us together again for all the outdoor community events.

From my family to yours, please have a safe, healthy Holiday Season, Merry Christmas and Happy New Year!

Good Neighbor Recognition

Do you know someone who goes the extra mile to make his or her neighborhood a better place?

Someone who has lent a helping hand in times of trouble, helped with a home repair, or worked tirelessly in service to the entire neighborhood and/or neighborhood organization.

How about someone who tries to make sure everyone in the neighborhood feels included? Or who shows up to lend a hand at every subdivision event, or when the leaves or snow pile up and you can't handle it yourself?

Let us know, tell us your stories about a neighbor who has devoted time and talent in service to his or her neighbors and neighborhood. We'll publish an articles in future issues of the Park Bench to share your stories.

Email your stories to cjmkgorey@hotmail.com.



Local Ordinances Regarding Snow and Ice Removal

With the snow season ahead of us, it's important to remember that Canton has local ordinances regarding removal of snow and ice. From a section of the Canton code of ordinances:

"No person shall permit ice or an accumulation of snow to remain on any sidewalk adjacent to a lot or parcel occupied by him, or on a sidewalk adjacent to any unoccupied lot or parcel owned by him for a longer period than 72 hours after the ice or snow has formed or fallen. Also a reminder that when there is a snowfall of 2 inches or more or if a snow emergency has been called by Canton Township that ALL vehicles MUST be off the street."

More local Canton ordinances can be found at <https://www.canton-mi.org/195/Township-Ordinances>



Coping With Pandemic Stress

In these stressful and trying times, it's important to remember to take care of yourself, so you can be better prepared to help others.

1. Make a list of activities that feel restorative to you right now...taking a walk outside, meditating, baking, drawing, organizing your closet, listening to a podcast or anything else you enjoy that alleviates stress.
2. Identify what you're grateful for. Finding things, big and small, that we're thankful for, is even more essential in these times.
3. Put limits on your news intake.
4. Read a book.
5. Pause to check in with yourself every day. If you feel like all the days and weeks just seem to blend together in quarantine, you're not alone. Taking the time to check in with yourself daily can bring focus and awareness to an otherwise dizzying time.
6. Keep a journal.
7. Work out. So maybe you can't go to the gym anymore...there are plenty of other ways to move your body, that can do wonders for your mood and mental health.
8. Create a bedtime routine to encourage good sleep habits. Getting a good night's sleep can set a positive tone for your day and help you better manage stress and anxiety.



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**

Annual Dues Reminder

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. This year, the Association Board has decided to NOT raise the 2021 assessment. The 2021 assessment therefore remains 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 2021 dues are payable without penalty until January 31, 2021. Dues received after January 31st are considered late and subject to the late fee. Per association by-laws a \$25 per annum 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.

CALENDAR OF EVENTS

Monthly Board Meetings	2nd or 3rd Tuesday of month, Sept—May, 7:00 pm
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

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	Daan Berk	daanberks@gmail.com	734-548-2171
Secretary	Mike Cappuccitti	mcapphoa18@yahoo	734-981-1857
Parks Chairman	John Kouchoukos	M-Dlawnservice@hotmail.com	313 570-4346
Trustee	Cliff James	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	Amanda Kouchoukos	kouchoukos@gmail.com	313-570-0908
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 cjmcmgorey@hotmail.com.

BLOCK CAPTAINS

Briarcliff Ct.	Jerry Brink	fixobd2@comcast.net	734-981-8631
Boulden Ct.	Jennifer Hazen	jennifer@hazen.us	734-765-7380
Cherrylawn Ct.	Chris & Diane McGorey	cjmcmgorey@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	Raeann Neil	raeannneil@yahoo.com	734-844-0725
Saltz West	Linda Tucker	lindamsu@comcast.net	734-981-7883
Redfern West	Linda James	lindaj2@comcast.net	734-516-5060
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

Merry Christmas
Fellow Parkwood Estates
☆Friends & Neighbors☆



From My Family to Yours...
Cheers to Good Health and a Prosperous New Year!

**YOUR NEIGHBOR & YOUR REALTOR,
STACI K. ~ SALTZ RD.**

www.stacikselis.com
Staci@MovingTheMitten.com ~734-612-3934

JUST SOLD

\$252,000 CASH!



1086 Terrell Ct, Canton

Multiple Offers FIRST WEEKEND On Market!

Sold For \$22k OVER List Price!

#StaciKSells



Staci Kowalczyk - Realtor

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



#StaciKSells @StaciKowalczyk



MOVING
—THE—
MITTEN
Real Estate Group

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f @StaciKSells @StaciKowalczyk



HEMECRAFT TEAM

Happy
Holidays!

AND HAPPY NEW YEAR

WISHING YOU THE WARMEST THOUGHTS AND BEST WISHES FOR A *joyful* HOLIDAY SEASON.



TIM BRUCE

ROBERT YODER



Holiday Peppermint Fundraiser

Help us support local families
throughout the year by purchasing
a Peppermint to show your support.
**100% of proceeds go directly to
local families in need.**

Purchase a peppermint or donate
online at:

HomeCraftTeam.com/Cares





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

**MORE than
 Real Estate**

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**



**400% MORE EXPOSURE
 FOR YOUR HOME**

**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.

PARKWOODESTATESSUB.COM



TIM BRUCE

ROBERT YODER

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Robert@HomeCraftTeam.com

