

The PARK BENCH

Parkwood Estates Subdivision Fall 2021 Issue

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



Fall Festival Canceled

Besides the challenge of Covid we have all had to negotiate and being the cause of cancelling some of our subdivision activities, the Board has had to cancel this year's **Summer Picnic** and **Fall Festival** due to lack of both residents' lack of interest in participating and also board members inability to be able to volunteer.

Your Board needs the residents' input to decide whether to continue to try and hold these activities or decide on doing other things that still will benefit community involvement in the neighborhood.

The Board has put together a survey. We need to know what activities residents would like to participate in. Please take a few minutes to fill out the survey on back of the enclosed proxy or answer the survey on-line at http://www.parkwoodestates-cantonmi.org/resident_survey_oct-2021.html

Los Dos Amigos Food Truck Coming to Subdivision!

Your Board has arranged for a food truck to come to our subdivision so that you can have the convenience of having a Mexican dinner with a short drive or walk. Bring your family and some cash and check out **Los Dos Amigos Food Truck**. The food truck will be in Loveland Park near the Collingham Court park entrance on Saturday, October 9th from 4:30 pm to 7:30 pm.



It's TRICK OR TREAT Time Again!

Your Board desires to encourage a sense of community and opportunity for fellowship among residents of the subdivision. We have had to cancel our **Easter Egg Hunt**, **Summer Picnic** and **Fall Festival** for the last two years. But we were able to have Santa come through during the Christmas season, and a visit from the Easter Bunny in the spring.

Everybody enjoys **Trick or Treating** on Halloween. Last year, despite Covid restrictions, there was a great turnout of both people who handed out "treats" as well as those coming to get the "treats". Some set out tables with treats and sat back to watch as trick or treaters came along, some left bowls of candy out by the sidewalk or in their driveway, and some handed out treats right at their door. Some of you moved your outdoor firepits to your driveway or front yard, and sat in chairs passing out treats.

Many of our residents go out of their way to decorate their houses with fall and Halloween items. As one who participated in this event, I was quite pleased that even Covid did not stop our subdivision from enjoying the season, their family and community last year.

We encourage residents to plan for treaters again this year. When planning what treats to hand out, please remember that some children have food allergies. There are several popular candies such as Dots, Ring Pops, Skittles, Smarties, Sour Patch, Starburst and Swedish Fish that are safe for those children. Other popular items to hand out include temporary tattoos, stickers, and other trinkets. If you do not wish to participate in this activity or will be gone, you might want to turn off your porch light. If you are open to trick or treaters coming to your door, you can add a sign welcoming them, so there will be no hesitation for treaters to come.

This year at 42615 Boulden Court, there will be free hot coffee and cider provided for by your subdivision board. Be sure to come by and get some. **Happy Trick or Treating!**



Inside The Park

By John Kouchoukos, Parks Chairman

Hi Neighbors! What a Summer! It was great to see everyone outdoors and utilizing the Parks this Summer. That is when they weren't under water from all the torrential rain during June and July. It was unbelievable to see the flooding in the parks and on streets during the "Big" storm in June. Hopefully everyone didn't incur too much damage like other communities. We have had another active summer with ongoing improvement projects. The cul de sac project was completed in late spring and the last park entrance sign was installed this summer. We also mulched all the park playground areas and entrance signs and trimmed trees along Lilley Rd and in the parks. Look below for other planned and proposed improvements for 2022 and as always, we encourage community feedback for ways to improve our common areas.



General Maintenance

From the September Canton Focus Newsletter: Keeping our neighborhoods safe and beautiful is the responsibility of all Canton residents, especially home and property owners. A well-kept property makes the home more inviting, enhances the neighborhood and increases property values.

Canton's ordinance states that all trees and shrubs must be kept trimmed so as not to encroach upon any public sidewalk or pathway. All trees on your property must have seven feet of clearance above any public walkway. Grass must also be kept under five inches.

Trees and shrubs on easements and along Lilley Rd are included in the Township Ordinance. Not included in the Ordinance is the trimming of trees on the street side of the easement. Our streets are under the jurisdiction of Wayne County. They are technically responsible for trimming easement trees. The reality is that even if you call several times, they will not make it a priority to trim these trees. We are asking that residents with easement trees maintain a reasonable clearance on the street side of the easement so that cars and trucks can pass without getting scratched by tree branches. The best time to trim these trees is during late fall, winter and early spring, while there are no leaves on the trees. By not having leaves on the trees, it is easier to trim and there is less debris. The Board is exploring the possibility of having a sign-up sheet if you are interested and then contracting a tree company to secure a better price for each Homeowner.

Projects discussed for 2021

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, one will be installed in Winter Park and the other in Blue Mountain Park, final location is still to be finalized (it was determined that Loveland Park was too small to accommodate a court). The nets could then be used to hold a screen for having a Monthly Movie in the Park night.

When the Board went to purchase the equipment this Spring, the price had doubled compared to the quote that we had received. This was likely due to material and shipping costs associated with the Pandemic. We are now budgeting to purchase these for next year and we are optimistic that pricing will have leveled off by then.

We will be discussing other improvement projects over the course of the next couple of Board meetings. If there is something that you would like to suggest, please let any Board member know or even better, join a Zoom Board meeting.

Board Positions Voting/ Annual Meeting

Tuesday, November 9, 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).

You can email President, **Roxanne Henke** at roxdefox@eid55.com to request a ZOOM meeting invitation or visit the website at http://www.parkwoodestates-cantonmi.org/attending_a_zoom_board_meeting.html

The annual meeting is an opportunity for residents to meet the board, ask questions and/or express concerns about our subdivision.

The most important agenda item is election of board members. There are three (3) terms that need to be filled. We need at least 32 members present and/or proxies to conduct business. Therefore, it is important you submit your proxy if you cannot attend.

There is a hard copy of the proxy in the newsletter. Place completed proxies in the envelope on the front door at 42615 Boulden Ct. The deadline for submitting a proxy is 6:00pm on November 6th.

For additional proxy ballots, or to submit an on-line proxy, visit the website at http://www.parkwoodestates-cantonmi.org/proxy_voting.html.

This year the proxy includes a short survey. For additional survey forms, or to submit an on-line survey, visit the website at http://www.parkwoodestates-cantonmi.org/resident_survey_oct-2021.html.

Please consider completing the survey and attending this important meeting or submitting a proxy!



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

42331 Saltz

1547 Walnut Ridge

Congratulations and thanks to these homeowners.

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**.

For more information on Sponsor ads, go to http://www.parkwoodestates-cantonmi.org/association_sponsors.html

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.

For more information on classified ads, go to http://www.parkwoodestates-cantonmi.org/wants_ads_classifieds.html

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
2021 Dues are Late	January 31, 2021
Fall Festival	CANCELED
Annual Members Meeting	November 9, 2021
2022 Dues Invoices Mailed	December 1, 2021
Christmas Lighting Contest	December 16-23, 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 Berks	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	Jeffrey Hall	jeff3out3@gmail.com	734-320-1880
Trustee	Joshua Miller	joshua.b.miller@gmail.com	734-620-9546
Trustee	Cliff James	cjames2@comcast.net	734-812-8304
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

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OR

Save the form to your computer, close the web browser, open the saved form not using Edge, complete the required information then print and return.



2021 Voting Proxy

(only one proxy per address)

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		
Mike Cappuccitti* (Board recommends vote "Vote For")	<input type="checkbox"/> Vote For <input type="checkbox"/> Vote Against <input type="checkbox"/> Abstain	Select only one**
Roxanne Henke* (Board recommends vote "Vote For")	<input type="checkbox"/> Vote For <input type="checkbox"/> Vote Against <input type="checkbox"/> Abstain	Select only one**
<hr/> (Print Write-In Name & Email Address Above)		
BOARD NOMINATIONS & MOTIONS FROM THE FLOOR		
Board Nominees made from the floor* (Board recommends vote "As recommended by the board")	<input type="checkbox"/> As recommended by the board <input type="checkbox"/> Abstain	Select only one***
Write-In Candidates* (Board recommends vote "As recommended by the board")	<input type="checkbox"/> As recommended by the board <input type="checkbox"/> Abstain	Select only one***
Motions made from the floor* (Board recommends vote "As recommended by the board")	<input type="checkbox"/> As recommended by the board <input type="checkbox"/> Abstain	Select only one***

(Signature or typed name certifies you are a HOA member*)

(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.

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Save the form to your computer, close the web browser, open the saved form not using Edge, complete the required information then print and return.



RESIDENT SURVEY

We need your input! Your Board is looking for information from you concerning these community events.

We need to know how many residents are interested in attending and/or volunteering to help at these events. Please take a few minutes to fill this out so the Board can make the best decisions concerning our residents.

Name: _____

Email Address: _____ **Phone No:** _____

EGG HUNT (Held the Saturday of Psalm Sunday at Blue Mountain Park)	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Willing to volunteer
SUMMER PICNIC (Held the 3rd Saturday of July in Winter Park)	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Willing to volunteer
FALL FESTIVAL (Held the 2nd Saturday of October in Loveland Park)	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Willing to volunteer
COMMENTS/SUGGESTIONS FOR OTHER ACTIVITIES:	

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

THANKS IN ADVANCE FOR YOUR INPUT



HALLOWEEN NIGHT TRICK OR TREAT



MEET & GREET MICKEY MOUSE

42678 SALTZ RD. - PARKWOOD ESTATES

Your Neighbor & Your Realtor



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THE COST OF WAITING TO BUY: 2021 VS. 2022

PURCHASE YEAR	PURCHASE AMOUNT	APPROX. MORTGAGE RATE	ESTIMATED MORTGAGE PAYMENT
2021	\$350,000	2.86%	\$1,899
2022	\$371,945*	3.70%**	\$2,166

DIFFERENCE IN PAYMENT: YOU SAVE \$267

*Factors in average predicted home price appreciation for 2022 at 6.27%
**Average projected mortgage rate for 2022

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***Do you have kids looking to make
their first home purchase?***

A few items for them to consider:

1. What You Need To Know About Down Payments

Saving for a down payment is sometimes viewed as one of the biggest obstacles for homebuyers, but that doesn't have to be the case. According to the most recent Home Buyers and Sellers Generational Trends Report from the National Association of Realtors (NAR), the median down payment for homes purchased between July 2019 and June 2020 was only 12%. That number is even lower when we control for age – for buyers in the 22 to 30 age range, the median down payment was only 6%.

2. You May Be Able To Afford More Home Than You Think

Working remotely, exercising, and generally spending more time than ever in our homes has changed what many people are looking for in their living space. However, some young homebuyers don't feel they can afford a home that suits their growing needs and have decided to continue renting instead. Knowing how much home you can afford when starting the buying process is critical and could be the game-changer that gets you from renting to buying.

3. Homeownership Will Become Less Affordable the Longer You Wait

Most experts forecast interest rates will rise in the months ahead, and even the smallest increase can influence your buying power. If you've been on the fence about buying a home, there's no time like the present.

Bottom Line

If you feel overwhelmed by the prospect of starting your home search, you're not alone. Let's connect today so we can talk more about the process, what you'll need to start your search, and what to expect. Our team can help you through this process- **734.329.0123**



Buyer and Seller FAQs: 8 Client Questions From Both Sides of the Transaction



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

PARKWOODESTATESUB.COM

Four Frequently Asked Seller Questions

1. What do I need to do to get my home ready for selling?

Prepare your home for selling by minimizing personal items and distractions, prioritizing any necessary repairs, deep cleaning your home, and boosting your curb appeal.

2. What can I expect to get for my home?

An upgraded home interior can be the key to getting top dollar for your home. Kitchen, bathroom, and flooring renovations are some of the top projects that are likely to get a strong return on investment when you decide to sell. A current, energy-efficient HVAC unit and hip living spaces converted from attics and basements are also very attractive updates in the present market.

3. Should I order a home inspection?

Home inspections aren't a required step in the home selling process, but they are a great investment as you prepare to sell. **Every one of our listings gets a pre-inspection.**

4. Should I stage my home or leave it empty?

Because the buyer needs to be able to picture their own everyday life within the home, staging is a great approach to ensuring they are able to do so. Depersonalize the home by getting private items such as framed photographs, awards, toys, or other memorabilia out of sight. (Keep a couple of favorites on hand to give the space that warm feeling!) Consider giving your outdoor space a facelift by mowing the lawn, putting a bit of elbow grease into landscaping, and stashing away garden decorations such as gnomes.

Four Frequently Asked Buyer Questions

1. What should I look for during my home search?

It's crucial to keep your most important priorities at the forefront of your mind. Make sure a property checks all of your budgetary, geographic, and scheduling boxes before you start thinking about paint swatches and furniture placement.

2. How long does it take to buy a home?

Unfortunately, there is no set answer to that question. On average, it usually takes around four months from the initial search to moving into your new address, but many circumstances can shrink or extend that timeline. **Our team has the ability to find you a home and get it closed in 30-45 days. Working with one of our preferred lenders we can streamline the process to get to closing asap.**

3. When should I start looking into loans?

It's never too early to start shopping for a mortgage. As previously mentioned, having a cash offer is likely to make the buying process move faster and provide you with a concrete price range. Searching for homes once you've been pre-approved for a loan will make it easier to weed out any properties outside of your budget and confidently pursue the ones that are a good fit.

4. What can I do to make my offer stand out from the rest?

The best way to improve your odds is by working with a licensed real estate agent. Agents are the intermediaries between buyers and sellers, and they have a fiduciary responsibility to act on behalf of their client's best interests. Some seller's agents won't even entertain an offer from an unrepresented buyer.

See our Reviews!



281 N. Main Street
Plymouth, MI 48170



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Satisfied HomeCraft Client



MORE Than Real Estate

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Tim Bruce Robert Yoder