

The PARK BENCH

Parkwood Estates Subdivision Spring 2021 Issue

Smokler-Truesdell Homeowners Association

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



Annual Subdivision Garage Sale/May 6 – 8

Our subdivision conducts a neighborhood garage sale each year. It gives our homeowners an opportunity to clear out those unwanted items, maybe make a little cash, and meet your neighbors!

An ad will be placed in the local newspapers and signs will be placed at the subdivision entrances.

Congratulations to our 2021 Christmas Lighting Contest Winners!

1600 Manton

1620 Manton

42745 Saltz

The Easter Bunny Is Coming!

Saturday, March 27th starting at 10AM

Due to COVID-19 precautions mandated by the health department, this year's Easter Egg Hunt is canceled.

However, the Easter Bunny will be coming through the neighborhood in his pickup truck.

He will have goodies for kids 12 years and under and an opportunity to get a picture with him.

Look for details of the route on our Facebook page as well as our HOA website: http://www.parkwoodestates-cantonmi.org/annual_easter_egg_hunt.html.



Good Neighbor Recognition

This issue's spotlight is on Parkwood Estates resident **Robert Fortune**. Jen Hazen writes:



"I would like to recognize Mr. Parkwood Estates himself, Bob Fortune. Mr. Bob always goes out of his way to make our little subdivision a great place to live. He truly embodies that "good neighbor" spirit. His dedication to our neighborhood over the many years is greatly appreciated."

Bob Fortune served on the Parkwood Board for many years, and besides the usual

Board duties, he volunteered at many subdivision picnics and other events. He organized other neighbors to clean our park pavilions with pressure washers, and put in many hours of hard work on construction and maintenance of the park playgrounds.

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

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 article in future issues of the Park Bench to share your stories.

Email your stories to cjmcorey@hotmail.com.

Inside The Park

By John Kouchoukos, Parks Chairman

Hi Neighbors! As we start to emerge from the last few weeks of a cold and snowy February and start to look forward to the beginning of Spring, I am very hopeful that we can begin to see life return to normal. I am very hopeful that by summer we may be able to start having more community events and gatherings. As we begin more and more outside activities though, I would like to take a moment and remind everyone of some safety items for our residents:



- **Sidewalks:** Please do not block city walks with your vehicle, there are a lot of walkers and children playing in our sub and it's very dangerous to have to walk into the street to get around a car that blocks the sidewalk. Even if it's just for a minute while you run inside, that is all it takes for an accident to happen.
- **Stop Signs:** Please come to a complete stop at STOP signs and slow down going around corner and bends, every year there are more and more younger children that are moving into the sub and while we all teach our kids to look both ways, we all know that they don't always listen.
- **Fences:** If you have a wood privacy fence that backs up to the sidewalk along Lilley, please take a moment to see if there are any nails or screws that have worked their way out, these pose a hazard for people and pets walking by. Also, if you have any branches hanging over or through the fence, please take time this spring to trim them back.

Looking forward to seeing everyone outside this year!

Lawn Maintenance & Fertilizing

Common area lawn maintenance will begin with the Spring Cleanup sometime in mid April. Regular Lawn Maintenance begins around the first week of May, depending on how wet the parks are. We have 3 scheduled applications of a Weed & Feed Fertilizer for all the common ground and cul de sac islands, generally they are scheduled for the first half of May, the first half of June and the last half of September, they are all weather dependent. This year we are also going to apply 2 applications of weed inhibitor to the mulch areas of the play structures in each park. We will post a notice on the website and the Facebook page, approximately 3 days before an application is scheduled.

2021 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, 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. The Net systems have been ordered and will be installed sometime in May depending on the weather and condition of the ground in the park.

We have one more park entrance sign to complete, in Loveland Park at the Redfern entrance.

There will be some maintenance to the existing park equipment, we are replacing a few damaged swing seats in Blue Mountain Park and we are also looking for a few volunteers to paint the spring animal playsets in each park, the Board will provide the spray paint, please contact any Board Member to volunteer.

We will also finish removing any old sign areas by removing the debris, leveling and installing grass seed.

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 new mulch in the play area. Any other suggestions would be appreciated.

Cul-de-Sac Islands

There are 9 islands throughout our sub, these are contracted to be maintained by the lawn maintenance company, but they are 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 have developed a plan for a low maintenance appearance of the islands. Please see the announcement on the community website for more details.

As always, if there is anything that we can do to improve the condition, appearance or functionality of your Common Areas, please let us know!

Procedures and Responsibilities Manual in the Works

The association board is in the process of creating a **Procedures and Responsibilities Manual** of all procedures and responsibilities that are a part of Parkwood Estates subdivision. It will contain details of all procedures such as a Financial Review or Banking and responsibilities such as board positions that will be published on our website for anyone interested to review.



The process of creation of this manual has been going on for several years and there is a desire to complete it in the next few months. It is the board's desire to have these in place to help conduct business in a manner that is transparent and to educate those residents that may be interested in serving on the board. These procedures and responsibilities can be updated and changed as the need arises with a simple majority vote and residents are encouraged to be informed of them.

For additional information, go to http://www.parkwoodestates-cantonmi.org/association_board_procedures.html. Any questions, comments or concerns can be addressed to any board member by email.

Annual Dues Reminder

Our Association By-Laws state that assessments are an obligation of all subdivision homeowners. The Annual Dues payment of \$115 was due January 1, 2021. 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
2021 Dues are Late	January 31, 2021
Easter Bunny Visit	March 27, 2021
Subdivision Garage Sale	May 6–8
Annual Members Meeting	November 9, 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
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**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.	Jennifer Hazen	jennifer@hazen.us	734-765-7380
Cherrylawn Ct.	Chris & Diane McGorey	cjmcgorey@hotmail.com	734-844-0032
Collingham Ct.	Judy Kamm	kammhouse3@aol.com	734-981-2661
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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



450+

HOMES SOLD
2020

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Over Asking Price

4

Days Avg on the
market

🎉 Multiple Offers 🎉




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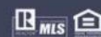
Staci Kowalczyk is a Multi-Million Dollar Top Producing Realtor and committed to helping clients achieve their goals.



734.612.3934

www.stacikselis.com | Email: Staci@MovingTheMitten.com

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to yours***

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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!



HomeCraft leverages all traditional methods of selling your home. PLUS:



Organized approach before listing
STAGER, VENDORS,
PERSONAL HELP & MORE!



Strategically targeted, paid Social Media Ads
ALLOWING US TO GET YOUR HOME IN FRONT
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Constant, Reliable Communication
AND UP TO DATE MARKET DATA



Professional Photos & Video Tour
INCLUDING ZILLOW 3-D WALK THROUGH

EACH LISTING INCLUDES:

- Sub Highlight Video
- Home Staging & Consultation
- Cleaning Service
- Professional Photography
- 3D Home Tour
- Custom built-landing page
- Zillow Preferred Agent
- Paid Targeted Social Media Advertising
- HomeCraft Cares- Signage, Booties, Hand Sanitizer at home
- No-Hassle Guarantee Included

See our Reviews!



Tim and Robert are amazing! When they say they do more than just real estate, they mean it. From providing staging and organization services to the amazing photography and unrivaled marketing, the HomeCraft Team does it all. We trusted their process and so grateful for the end result. We highly recommend this team! True professionals and experts at their craft!

Satisfied HomeCraft Client

OUR RESULTS SPEAK FOR THEMSELVES

HomeCraft Team 2020

Average Days On Market

<2 DAYS

List to Sale Ratio

103.6%

4.3% HIGHER THAN OTHERS

400% MORE
EXPOSURE FOR
YOUR HOME

37+

Years of Combined
Experience

Have a **FREE**
coffee on us!

See Reverse for Details!



281 N. Main Street
Plymouth, MI 48170

MORE Than Real Estate

734.329.0123

HomeCraftTeam.com

Tim@HomeCraftTeam.com

Robert@HomeCraftTeam.com



Tim Bruce Robert Yoder

It may be cold outside but...
the Real Estate market is *hot!*

Our winter listings have averaged over **60 showings**.
Our exclusive organized approach gets our clients **amazing results!**

Winter Listings Averaging Over 60 Showings....

Our Exclusive Approach to marketing homes is getting AMAZING RESULTS.

Our "Organized Approach to Selling" helps you not only price your home effectively but WE also help facilitate home repairs, de-cluttering, cleaning, and staging before we even bring out professional photographers and videographers.

We have developed an AMAZING marketing plan that leverages Paid Targeted Social Media and is designed to get maximum exposure to the buyers that are currently looking, passive buyers, and other agents that have qualified leads. This system creates demand for your home and the end result is MORE \$ in your POCKET.

For More Details & Reviews Visit – www.HomeCraftTeam.com/Selling

Mortgage Rates by the Decade

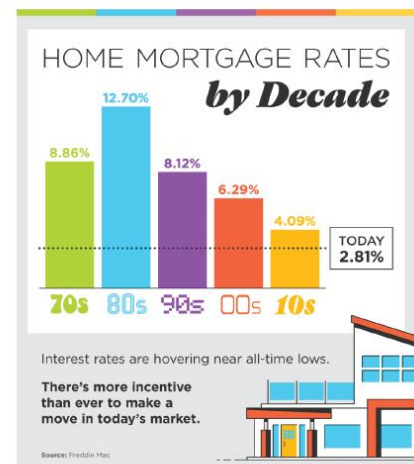
Cost to purchase a home in today's Real Estate market is surprisingly affordable. Interest rates play a large part of this affordability. As you can see from the image below that today's interest rates have never been lower.

Are you thinking of making a move? If so then let's connect as the price of homes is at an all time high.

Are you thinking of refinancing? Let us connect you with some amazing lenders so you are getting the best possible price including closing costs.

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

PARKWOODESTATESUB.COM



Parkwood Estates Residents receive a 5% discount*

(*restrictions may apply)

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Benefits of an Outdoor Kitchen

Great Way to Entertain...

Adds Value to Your Home. ...

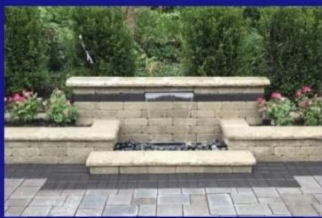
Makes Cooking Easier. ...

Extends the Living Space of Your Home...

Healthy Cooking.



We offer Napoleon Grills and Accessories.



WATER FEATURES

Water features add sound, texture, and movement to your landscape.



FIRE FEATURES

Fire Features are a great way to extend your outdoor living space use earlier and later in the year.



OUTDOOR LIGHTING

Outdoor lighting can add security and value to your home.

PAYMENT OPTIONS

Be sure to ask about our Do It Now Payment Options, Including 12 months Same As Cash!

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