

The PARK BENCH

Parkwood Estates Subdivision Summer 2021 Issue

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



Summer Picnic Canceled

Many social activities that give residents the opportunity to gather for fun and fellowship have been planned over the years by your Board, and residents have enjoyed participating in them. These events require planning and organization ahead of time, and volunteers are needed to help on the day of the event. These volunteers include a point person, set up and clean up and to carry out any other details as needed. Volunteers do not need to be board members.

Last year the **Summer Picnic Party** was canceled due to Covid restrictions. This year it has been canceled due to a lack of board members' ability to be at the event due to vacations or summer work schedules.

Also, there was a lack of response to requests for volunteer help from residents, possibly also because of summer vacation and work schedules.

The Board plans to continue with events such as the **Curb Appeal Contest**, **Fall Festival**, **Christmas Lighting Contest** and **Easter Egg Hunt**. We encourage residents to volunteer to help with these events. If you would like to volunteer, or give feedback to the board concerning the Summer Picnic Event or any other event, the Board would like to hear from you.

Good Neighbor Recognition

This article is not about just one person who has gone out of their way to be a good neighbor. It is about how much I appreciate the neighbors who live on **Boulden Court**.

We have a mixture of residents who have been in the subdivision since the beginning and some that have just recently moved in. We have retirees and families with young children and those in-between. We are all busy with our individual lives (yes, being retired does NOT mean doing nothing!) but we wave as we pass by, take a few minutes out to say hi and share a little part of our lives, bring the dog over to have a "play date" and enjoy watching the children play together.

I know that this extends beyond Boulden Court to all of Parkwood Estates and why it is a great place to live!

Your President, Roxanne Henke

Email your Good Neighbor Recognition stories to
cjmcgorey@hotmail.com.



Annual Curb Appeal Contest

We should all take great pride in the appearance of our homes, three parks, cul-de-sacs and boulevards. Homes with curb appeal make us proud of our community as well as help maintain property values.

Every summer the Parkwood Estates Homeowners Association gives recognition to those homeowners who make an effort to keep their property attractive and pleasing, by conducting a **Curb Appeal Contest**.

This year's judging will take place the week of July 18 – 24.

Each year three homeowners* will be awarded a \$35 prize.

Curb appeal is judged on house exterior, roof, windows, sidewalk, driveway, landscaping, trees, shrubs, flowers and mailbox.

The winners will be announced on the [Parkwood Estates website](#) and in the Fall newsletter.

*Board members, and residents still owing dues are NOT eligible.



Condolences

We would like to extend our condolences to Bob Fortune, whose wife Nancy passed away suddenly, on June 22. Please keep Bob in your thoughts at this time.

Inside The Park

By John Kouchoukos, Parks Chairman

Hi Neighbors! It is great to see so many people in the parks and walking thru the neighborhood, what a difference a year makes! To all the new families moving into Parkwood Estates, Welcome!!!

There is not too much to update regarding the parks and common grounds this month. I would like to take a moment though and remind everyone of some safety items for our residents:



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. Also, 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 to trim them back.

Looking forward to seeing everyone outside this year!

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. There will be one installed in Winter Park and the other in Blue Mountain Park. Final location is still to be decided (it was determined that Loveland Park was too small to accommodate a court). The nets could also 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.

This project was put on hold, the quote that we received from the company doubled from the quote that was provided last December. The hope is that the price will come back down to a reasonable price by next Spring.

We have 1 more park entrance sign to complete, in Loveland Park at the Redfern entrance.

This project is completed, just waiting on the sign to be installed.

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!

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!



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 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 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**

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 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

CALENDAR OF EVENTS

Monthly Board Meetings	2nd or 3rd Tuesday of month, Sept—May, 7:00 pm
2021 Dues are Late	January 31, 2021
Summer Picnic	CANCELED
Curb Appeal Contest	July 18-July 24
Fall Festival	October 9
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

**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



42556 Saltz Rd.

★
**Multiple
Offers**

★
**\$36K
Over
Asking**

★
**Listing
Expert**



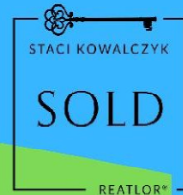
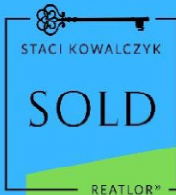

STACI KOWALCZYK
REALTOR®

- ★ Top Producer
 - ★ Social Media Specialist
 - ★ Premier Zillow Agent
 - ★ \$50+ million in sales
 - ★ 98% Closing Rate
 - ★ Listing Expert
- ★1% in USA – Master Certified Negotiation Expert★



734.612.3934
www.stacikselis.com
Email: Staci@MovingTheMitten.com
Serving Wayne & Oakland Counties





*Have a Safe Summer --Your
Parkwood Neighbor, Mickey's Mom
& Realtor*



Call/Text Me

Let's Talk About Selling Your
Home for Top Dollar



#StaciKSells @StaciKowalczyk
734-612-3934





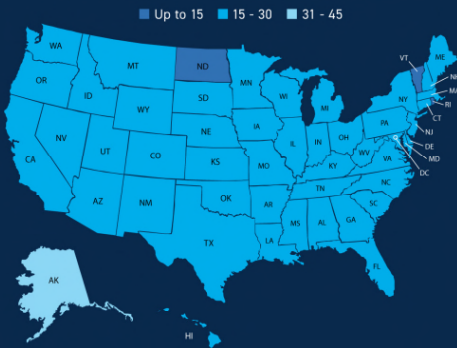
Houses Across the Country Are **SELLING FAST**

In today's whirlwind real estate market, houses are selling at astonishing speed—from sea to shining sea.

HISTORICAL DAYS ON THE MARKET



AVERAGE DAYS ON THE MARKET (April 2021)



If you're looking to sell your house quickly and on the best possible terms, today's market can't be beat. Let's connect to discuss how to secure a speedy, top-dollar sale for your house.

HIGHLIGHTS

- In today's whirlwind real estate market, houses are selling at astonishing speed—from sea to shining sea.
- Four years ago, the average house spent 39 days on the market. Two years ago, homes were on the market for about 24 days. Today, that number has dropped to just 17 short days. **Our TEAM has AVERAGED about 3 Days on the Market and List Price to Sell Price Percentage of 106.86% and climbing.**
- If you're looking to sell your house *quickly* and on the *best possible terms*, **today's market can't be beat.**

Let's connect to discuss how to secure a speedy, top-dollar sale for your house.

We'd love to help

Call or Text 734.329.0123

or

email Sold@HomeCraftTeam.com



HomeCraft
REAL ESTATE
TEAM



Tim Bruce

Robert Yoder



3 Things To Prioritize When Selling Your House

Today's housing market is full of unprecedented opportunities. High buyer demand paired with record-low housing inventory is creating the ultimate sellers' market, which means it's a fantastic time to sell your house. However, that doesn't mean sellers are guaranteed success no matter what. There are still some key things to know so you can avoid costly mistakes and win big when you make a move.

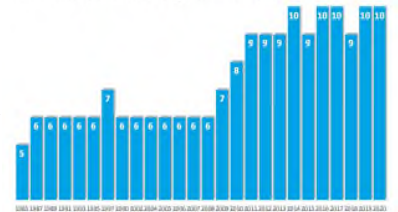
1. Price Your House Right

Even in a sellers' market, listing your house for the right price will maximize the number of buyers that see your house. This creates the best environment for bidding wars, which in turn are more likely to increase the final sale price.

2. Keep Your Emotions in Check

Homeowners are living in their houses for a longer period of time. Since 1985, the average time a homeowner owned their home, or their tenure, has increased from 5 to 10 years (See graph): This is several years longer than what used to be the historical norm. The side effect, however, is when you stay in one place for so long, you may get even more emotionally attached to your space. If it's the first home you purchased or the house where your children grew up, it very likely means something extra special to you. For some homeowners, that connection makes it even harder to separate the emotional value of the house from the fair market price.

Today's Homeowners Are Staying in Their Houses for an Average of 10 Years



3. Stage Your House Properly

We're generally quite proud of our décor and how we've customized our houses to make them our own unique homes. However, not all buyers will feel the same way about your design and personal touches. That's why it's so important to make sure you stage your house with the buyer in mind.

Bottom Line

Today's sellers' market might be your best chance to make a move. If you're considering selling your house, let's connect today so you have the expert guidance you need to navigate through the process and prioritize these key elements. Our **Organized Approach** to selling handles all of the items above plus many more. **Let us handle every detail of your next transaction so you don't have to.**

We invest in YOU!

We are confident there is NO competition.

All listings include our blended marketing strategy, staging, professional photography, exclusive sub highlight video, 3D Zillow tour and more! Plus our no hassle guarantee if you are not completely satisfied.



Organized approach before listing

STAGER, VENDORS,
PERSONAL HELP & MORE!



Strategically targeted, paid Social Media Ads

ALLOWING US TO GET YOUR HOME IN FRONT OF
100K ADDITIONAL PROSPECTIVE BUYERS!



Constant, Reliable Communication

AND UP TO DATE MARKET DATA



Professional Photos & Video Tour

INCLUDING DRONE FOOTAGE

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



What's Motivating People To Move Right Now?

This year, Americans are moving for a variety of reasons. The health crisis has truly reshaped our lifestyles and our needs. Spending so much more time in our current homes has driven many people to reconsider what homeownership means and what they find most valuable in their living spaces.

1. Working from Home

Remote work became the new norm, and for some, it's persisting longer than initially expected. Many in the workforce today are discovering they don't need to live so close to the office anymore and they can get more for their money if they move a little further outside the city limits.

2. Room for Fitness & Activities

Staying healthy and active is a top priority for many Americans, and dreams of having space for a home gym are growing stronger.

3. Outdoor Space

Better Homes & Gardens recently released the outdoor living trends for this year. Among them are: outdoor kitchens, edible gardens, and secluded spaces as outdoor activity increases, so does the need for privacy. You may not, however, currently have the space you need for these designated areas – inside or out.

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

PARKWOODESTATESUB.COM

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

HEMOCRAFT TEAM 2020

Average Days On Market

<2 DAYS

List to Sale Ratio

106.86%

7.56% HIGHER THAN OTHERS

400% MORE
EXPOSURE FOR
YOUR HOME

37+

Years of Combined
Experience



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