

The PARK BENCH

Parkwood Estates Subdivision Spring 2022 Issue

Smokler-Truesdell Homeowners Association

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



Holiday Display Award Winners

Congratulations to the winning homeowners of the **Parkwood Estates 2021 Holiday Display Award.**

The 2021 recipients are:

1510 Copeland Circle

42415 Saltz

42781 Redfern



Annual Subdivision Garage Sale: May 5-7

Our subdivision conducts a neighborhood garage sale each year.

This is an opportunity for homeowners to clear out those unwanted items, maybe find items you are looking for at a neighbor's sale, maybe make a little cash, and meet your neighbors!

Signs announcing the garage sales will be placed at the subdivision entrances.

The Easter Bunny Is Coming!

**Saturday, April 9th
Starting at 10AM**

(Rain Date: Saturday, April 16)



Due to the difficulty of conducting an egg hunt because of wet park conditions, your board has invited the Easter Bunny to come for a visit and tour the neighborhood like he did last year.

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

The Easter Bunny parade route is on the website at

http://www.parkwoodestates-cantonmi.org/pdfs/easter_bunny_route_map.pdf

Come out and take some pictures and treats for the kids.

Look for details of the route on Saturday morning, our Facebook page as well as our HOA website:

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

Good Neighbor(s) Recognition:

As a resident of this subdivision and as your president, I was very encouraged to hear how many people came out and helped others during the snowfalls.

I was the beneficiary of receiving that help. My husband was able to help a neighbor who was stuck in his driveway. Neighbors came out with their snow blowers and help clear off driveways and sidewalks.

This is just another reason why Parkwood Estates is full of people who take the time to help others in need. They are all good neighbors!



Inside The Park

By John Kouchoukos, Parks Chairman

Happy Spring Neighbors! I don't know about you, but I am so excited to be able and to get out and enjoy the outside. There is nothing is better than the sound of the birds chirping, kids playing and warm sunshine!



Keep reading for upcoming projects and maintenance items that are planned for this summer. We as a board are always looking for ways to improve the appearance and enjoyment of our Parks and common areas. We also welcome all suggestions or feedback pertaining to past, current and future projects.

Cul-de-sac Islands

Last year we focused on improving the overall appearance of the 9 cul-de-sac islands. We removed undesirable plants, trimmed existing trees, planted 2 new trees and mulched these areas. We will now continue to trim trees as needed every other year and mulch these areas every Spring.

Sub and Park Entrance Signs

All the sign areas are completed; shrubs and perennials will be trimmed yearly, and mulch will be added every Spring.

Volleyball Nets

After being delayed for a year, we were able to order the 2 volleyball nets systems and we have received delivery. One net will be installed in [Winter Park](#) and the other in [Blue Mountain Park](#).

These are professional grade net systems and will be installed by mid-May or sooner depending on the weather and condition of the soil in the parks. Nets will be taken down every fall and reinstalled in the Spring. In order for many years of enjoyment by everyone, we ask you to make sure that nets are used as intended. Please don't hang on nets or posts or do anything else that would shorten the lifespan of the systems. If you see any vandalism or damage, please report it to any [Board member](#). The HOA does not provide volleyballs or other equipment for use.



Parking In Fire Lanes

As we continue to welcome many new neighbors into the neighborhood, this is a reminder that all of our streets are considered a Fire Lane and have no parking on one side of the street or ANY parking on the inside of a cul-de-sac. There are signs throughout the neighborhood that signal what side of the street is designated as No Parking. There are some signs that are missing or faded, and we are in the process of reporting these to Wayne County for replacement (Wayne County is responsible for maintenance of our street and traffic signage).

Please make sure to have visitors and contractors park on the appropriate side of the street or in the driveway, but please be mindful not to block sidewalks. We have a tremendous number of walkers and children throughout the neighborhood, and it is dangerous for them to have to walk into the street to get around a vehicle. It is also difficult for delivery trucks and most importantly Emergency Vehicles to pass if there are cars parked across from each other or on inside the cul-de-sacs. We all strive for safe streets and sidewalks for everyone, thank you for doing your part.

Until the Summer Newsletter, enjoy the outside and we will see you Inside the Parks!

Board Member Needed!

Your Parkwood Estates board is made up of volunteers who live in the subdivision. They represent you as subdivision business is conducted each month.

At this time, the board is in need of another member. Please consider volunteering.

Our monthly meetings are on Zoom and are held the second Tuesday of every month. Meetings are between 1 and 2 hours. We have a great community to live in and it is your board's desire to keep it that way.

Please consider giving some time to the community in which you live. If interested, please contact the President, Roxanne Henke at 734-751-8206 by phone call or text, by email at roxdefox@eid55.com or on Facebook messenger.



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, 2022. 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**.

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 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 Tuesday of month, Sept—May, 7:00 pm

[2022 Dues are Late](#)

January 31, 2022

[Easter Bunny Visit](#)

April 9, 2022

[Subdivision Garage Sale](#)

May 5–7, 2022

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	TBD		
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 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
Copeland East	Brian Smith	bubbles_icu@yahoo.com	734-502-4821
Copeland West	Paul Schantz	icarol1959@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



Hi Neighbor!

I'M STACI KOWALCZYK

I'M YOUR FRIENDLY
NEIGHBORHOOD REALTOR!

I would love to help you with
buying, selling, or a free
market analysis! I'll be your
go-to for all things real estate
and I'm right down the street!

#StaciKSells

BUYING | SELLING | MARKET EXPERT

Reach Out
Anytime!



734.612.3934



staci@movingthemitten.com

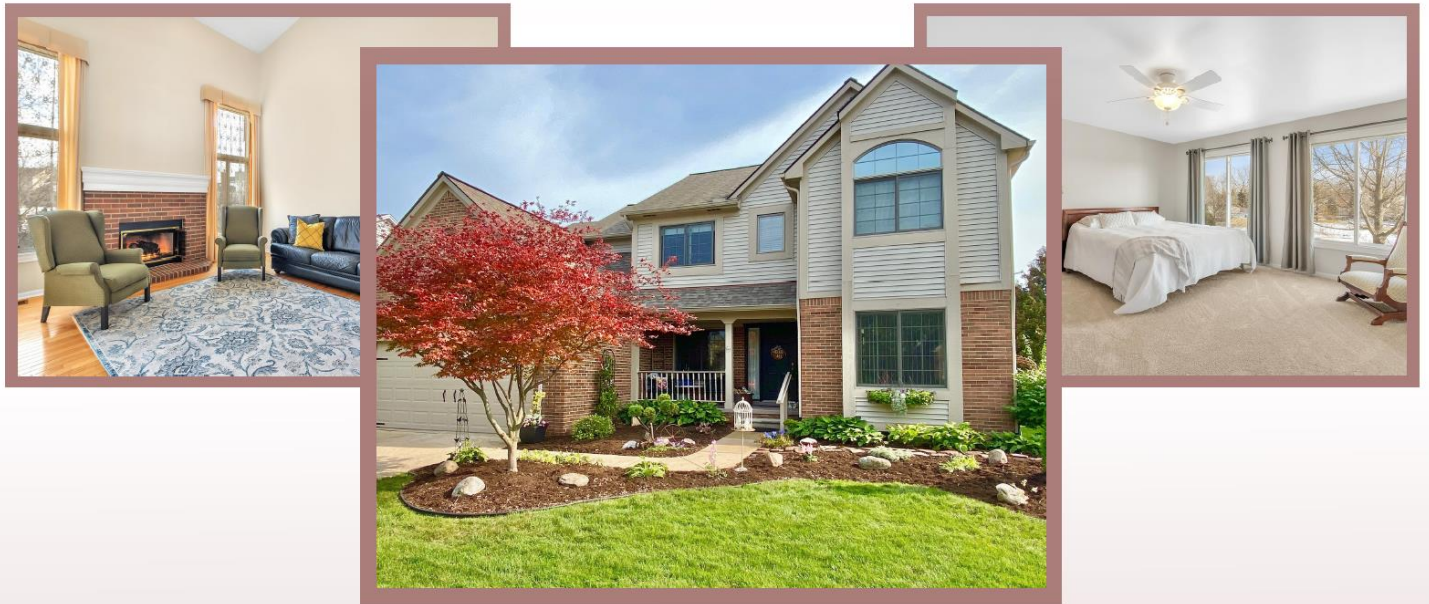


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Down Payment Assistance Programs Can Help You Achieve Homeownership



For many homebuyers, the thought of saving for a down payment can feel daunting, especially in today's market. That's why, when asked what they find most difficult in the homebuying process, some buyers say it's one of the hardest steps on the path to homeownership.

"For first-time home buyers, 29% said saving for a downpayment [sic] was the most difficult step in the process."

First-Time and Repeat Buyers Are Often Eligible

And it's not just first-time homebuyers that are eligible for these programs. Downpaymentresource.com notes: "You don't have to be a first-time buyer. Over 38% of all programs are for repeat homebuyers who have owned a home in the last 3 years." That means no matter where you are in your homeownership journey, there could be an option available for you.

First-Time and Repeat Buyers Are Often Eligible

Most importantly, even if you don't qualify for these types of specialized programs, there are many federal, state, and local programs available for you to explore. And the best way to do that is to connect with a local real estate professional to learn more about what's available in your area.

Bottom Line

If saving for a down payment seems daunting, there are programs available that can help. And if you work to serve our community, there may be even more opportunities available to you. To learn more about your options, let's connect so you can start your homebuying journey today.

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

See our Reviews!



HomeCraftTeam.com/ABOUT



The #1 Reason To Sell Your House Today

Almost every industry is currently struggling with supply chain disruptions. This also applies to the current U.S. housing market, where buyer demand far exceeds housing supply.

Purchaser demand is very strong right now. The National Association of Realtors (NAR) just released their latest Existing Home Sales Report which reveals that sales surged in January. Existing home sales rose to a seasonally adjusted annual rate of 6.5 million – an increase of 6.7% from the prior month, with sales up in all regions. However, there's one big challenge.

Inventory Is at an All-Time Low

Because purchaser demand is so high, the market is running out of available homes for sale.

What Does This Mean for Sellers?

Anyone thinking of putting their home on the market shouldn't wait. A seller will always negotiate the best deal when demand is high and supply is limited. That's exactly the situation in the real estate market today. If you want to sell in 2022 and are ready to start the process, today is the day to list your house.

Bottom Line

If you're ready to sell, let's connect to get your house on the market while today's inventory situation is in your favor.

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

Our Team Specializes in Plymouth/Canton and is
“DISRUPTING THE TRADITIONAL REAL ESTATE PROCESS”
The HomeCraft Difference = Maintaining Leverage Throughout

FIRST 2 MONTHS OF 2022:

Bostonhill, Canton

Seller wanted \$290,000 - Market list price \$300,000 under contract at 24% above what the seller wanted- full appraisal guarantee, non-refundable deposit, no inspection and 3-week closing.

Lothrop Ct, Canton

Seller wanted \$450,000 - Market list price \$475,000 under contract at 18.7% above what the Seller wanted - full appraisal guarantee, non-refundable deposit, no inspection, keys at closing, and the buyer paying closing costs.

Brewster Court, Plymouth

Seller wanted \$500,000- Market list price \$550,000 SOLD \$625,000 or 25% above what the seller wanted - full appraisal guarantee, 60-day free occupancy, no inspection, and the buyer paid closing costs.



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MORE Than Real Estate

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