

The PARK BENCH

Parkwood Estates Subdivision Summer 2022 Issue

Smokler-Truesdell Homeowners Association

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



Summer Events Update

Due to the lack of interest and volunteers, there will not be a summer picnic this year.

However, your board is working on food truck events for our subdivision. While no information is available at press time, you can look for information regarding food trucks on our website, Facebook page and entrance signs.

Your board wants to encourage community within our sub but we need volunteers who would like to be the point person for events or for helping obtain food trucks. If interested, please contact President **Roxanne Henke** by phone call or text at 734-751-8206 or by Facebook Messenger or email at roxdefox@eid55.com.



Annual Beautification Award Contest

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 [Beautification Award Contest](#).

This year's judging will take place the week of July 17 – 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.

PLEASE READ: Urgent Need For Board Members!

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

In recent years, board members have left, due to family, work, and other commitments. Unfortunately there have not been enough volunteers who have stepped forward to fill all those vacant seats.

The board has not been able to fulfill the required 5-member quorum needed to vote on any motions. This has been happening for the last few months. The voting has to happen via email between board meetings per our by-laws. If we continue to not meet the requirements of our by-laws for a 9 member board, we will be in danger of having to turn full control to a property management. This means that residents will no longer have any right to vote and dues will be raised to pay for the property management.

Please consider volunteering. We meet the second Tuesday of every month except for June, July and August. Due to lack of room availability, we meet for 1 to 2 hours by Zoom

If interested or want more information, please contact President **Roxanne Henke**. Phone or text at 734-751-8206, message through Facebook Messenger, or email at roxdefox@eid55.com.



Introducing the Parkwood Estates Little Libraries

You may have noticed that Parkwood Estates now has three **Little Libraries**. These book-sharing boxes are there for passers-by to take a book to read, and/or leave one for someone else to find. You do not need to share a book in order to take one, but sharing is encouraged.

The three little libraries in Parkwood Estates were built by **Gabriel Henderson** and **Troop 1539** out of Plymouth, MI.

The Little Libraries are [located at park entrances](#) on Saltz, Redfern, and Boulden Ct West.



Good Neighbor Recognition

Do you know someone who goes the extra mile to make his or her neighborhood a better place? Tell us your story about a neighbor who has devoted time and talent in service to his or her neighbors and neighborhood.

From Tracey Kelly-Kielb: "**Josh Miller**. He is a paramedic that was on his way home from work when he saw a woman hit a tree at Lilley/ Redfern. He stopped and pulled her out of the car that was on fire and cared for her until EMS/ police arrived at the scene."

The woman was unconscious, her foot was stuck under the gas and brake pedals, and her car was on fire. Josh pulled her out of the car and kept her stabilized, till EMS medics arrived.

This was definitely the most heroic of all the good neighbor stories we've heard, so far! But they don't all have to be this dramatic...if you've got a story about a neighbor 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, email your story to cjmcgorey@hotmail.com, and we'll publish an article in a future issue of the Park Bench.

Useful Information about Trash Yard Waste & Recycling

Canton Township provides [an interactive map](#) which shows when pick ups are made in various neighborhoods. Parkwood Estates trash, recyclables and yard waste are picked up on Wednesday.

The HOA asks the items be placed out no sooner than 6:30 pm Tuesday and that bins be stored in your garage or out of sight alongside your house.

Canton residents can now report missed GFL pickups using an [internet form](#) instead of by phone. This new and convenient feature is found on the Canton Township website.

Canton's website provides the GFL holiday schedule along with on-line answers to many of your simple recycling questions.



You can also find complete guidelines for all forms of waste on this Canton Township webpage.

Reminder: Oversized trash containers may no longer be used.

Curbside pick-up of residential yard waste begins the first week in April and ends the first week in December. Christmas tree collections are made the first two weeks

in January. Yard waste guidelines can be found at the bottom this Canton Township webpage.

To avoid confusion, yard waste should be placed with recyclables on the opposite side of your driveway from your trash. Recycling placed in clear plastic bags and set next to trash will be considered refuse and collected with the trash. More [recycling information](#) can be found on our website.

Please Pick Up After Your Pet!

Just a reminder...everybody knows this, but some seem to forget occasionally.

When walking your dog, please show respect for your neighbor's lawns and yards by cleaning up after your pets. It's a pretty easy thing to carry a baggie with you to pick up waste, when nature calls for your doggie, then dispose of it properly.

Not only is it a contribution to the beautification of our community, it's the considerate, neighborly thing to do. Thank you for your cooperation!



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, 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 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 Tuesday of month, Sept—May, 7:00 pm
2022 Dues are Late	January 31, 2022
Home Beautification Awards Judging	July 17 - 24, 2022
Annual Members Meeting	Nov. 9, 2022
2023 Dues Invoices are Mailed	Dec. 1, 2022
2023 Dues to be Paid	Jan. 1, 2023
2022 Dues Are Late	Feb. 1, 2023
2022 2nd Dues Notices Mailed	Mar. 1, 2023

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	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



Hi Neighbor!

I'M STACI KOWALCZYK

I'M YOUR FRIENDLY
NEIGHBORHOOD REALTOR!

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buying, selling, or a free
market analysis! I'll be your
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734.612.3934



staci@movingthemitten.com



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PARKWOODESTATESUB.COM



***If You're Selling Your House This
Summer, Hiring a Pro Is Critical***

Not only will a trusted real estate advisor keep you updated and help you make the best decisions based on current market trends, but they're also experts in managing the many aspects of selling your house.

1. A Professional Follows the Latest Market Trends

With higher mortgage rates, rising home prices, and a growing number of homes for sale, today's housing market is showing signs of a shift back toward more pre-pandemic levels. When conditions change, following the trends and staying on top of new information is crucial when you sell.

2. A Professional Helps Maximize Your Pool of Buyers

Real estate professionals have a large variety of tools at their disposal, such as social media followers, agency resources, and the Multiple Listing Service (MLS) to ensure your house is viewed by the most buyers.

3. A Professional Understands the Fine Print

Today, more disclosures and regulations are mandatory when selling a house. That means the number of legal documents you'll need to juggle is growing.

4. A Professional Is a Trained Negotiator

If you sell without a professional, you'll also be solely responsible for all the negotiations. That means you'll have to coordinate with; the buyer, the buyer's agent, the inspection company, and the appraiser.

5. A Professional Knows How To Set the Right Price for Your House

If you sell your house on your own, you may over or undershoot your asking price. That could mean you'll leave money on the table because you priced it too low or your house will sit on the market because you priced it too high. Pricing a house requires expertise.

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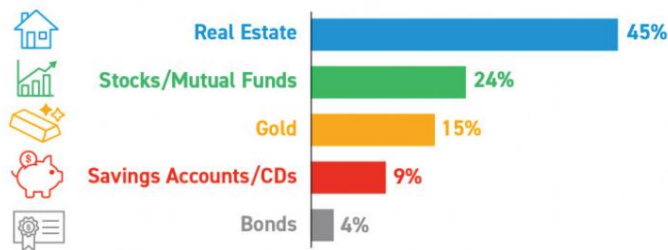
BEST INVESTMENT



Based on a recent Gallup poll, real estate has been rated the best long-term investment for 9 years in a row.



Real Estate Is the Clear Favorite



Why Real Estate Tops the List



Owning real estate is more than just a place to call home. It's also an investment in your future. That's because it's typically a stable and secure asset that can grow in value over time.

If you're ready to buy a home and invest in your future, let's connect.

Source: Gallup



281 N. Main Street
Plymouth, MI 48170

MORE Than Real Estate

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The Average Homeowner Gained \$64K in Equity over the Past Year

If you own a home, your net worth likely just got a big boost thanks to rising home equity. Equity is the current value of your home minus what you owe on the loan. And today, based on recent home price appreciation, you're building that equity far faster than you may expect – here's how it works.

Because there's an ongoing imbalance between the number of homes available for sale and the number of buyers looking to make a purchase, home prices are on the rise. That means your home is worth more in today's market because it's in high demand. As Patrick Dodd, President and CEO of CoreLogic, explains:

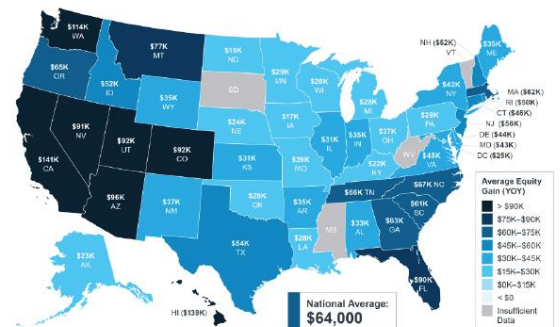
"Price growth is the key ingredient for the creation of home equity wealth. . . . This has led to the largest one-year gain in average home equity wealth for owners. . . ."

Basically, because your home value has likely climbed so much, your equity has increased too. According to the latest Homeowner Equity Insights from CoreLogic, the average homeowner's equity has grown by \$64,000 over the last 12 months.

While that's the nationwide number, if you want to know what's happening in your area, look at the map below. It breaks down the average year-over-year equity growth for each state using the data from CoreLogic.

Homeowner Equity Gains

Year-Over-Year, Q1 2022



Source: CoreLogic

If you're planning to make a move, the equity you've gained can make a big impact. To find out just how much equity you have in your current home and how you can use it to fuel your next purchase, let's connect so you can get a professional equity assessment report on your house.

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