

Nowland Estates Homeowner's Association Meeting
PO Box 871764
Canton, Michigan 48188

April 7, 2021

Board Members

Jim Mettlach	President	Present
Theresa Pawczuk	Treasurer	Present
Rob Garzaniti	Landscaping	Present
Mark Wiitanen	Ponds and Pumps	Present
Donald Bauman	Secretary	Present

Association Member

David Pawczuk	Webmaster	Present
---------------	-----------	---------

Call to Order

The president called the meeting to order at 7:02 pm.

Treasurer Report

The budget for 2021 was approved. It was noted and included:

1. The dead tree removal in the common area by Sheldon Pond and Nowland Court.
2. The three-entrance signs have loose stone caps and failing mortar. Repairs are required.
3. Amend By-Laws.
4. Commercial Vehicle Parking

Budget was reviewed including, current balance and reserve fund balance.

Six homeowners are overdue with road assessment and/or dues. The board will follow up with placement of lien on the property.

By-Law Updates

June's agenda items:

1. Review bylaws amendment addressing renting.
2. Review bylaws amendment addressing commercial vehicles parking.

Landscaping

1. ZAK Contract was reviewed and approved for two years, 2021 to 2023.
2. May 3-14, Sprinkler meters will be installed.
3. May 27 Sprinklers repair is scheduled.
4. Early May, 40 yards of mulch is to be installed.
5. Dead tree removal estimates are due.
6. June masonry sign repair estimates are due.
7. Palmer Road pump keeps tripping out on Overload. Pump has not failed.
8. One Kennedy invoice is pending for the pump work last week.
9. Canton township has filed a work order with the county to clean Palmer Ditch.

Roads

Nowland Court

1. Reviewed Township Road repair estimate and plan.
2. Timing for the work is to be determined.
3. Jim to draft a letter to inform Nowland Court residents on the plan.
4. Dave to confirm Nowland Homeowner Owner Association is included in the 2022-2023 Road Repair Program.

Architectural Review

Homeowner at Nowland Drive and Verdun requested approval for the replacement of a brick patio with stamped concrete. Approval letter was dated March 29.

Miscellaneous

Garbage cans and Recycle containers

1. Should not be visible from the street. They should be screened by bushes or fence.
2. Jim to check the Covenant and Restrictions.

Abandoned vehicles

1. The Board has received complaints of abandon vehicles parked on the street for more than 48 hours.

Sub Directory

1. It has been several years since the Sub Directory has been updated.
2. Don to update the directory.

Garage Sale

1. Sub wide Garage Sale- Board is not planning to have one this year due to Covid19.

Meeting Schedule

Meetings will be Zoom meeting, Wednesday, June 2 or 9, 2021 from 7 to 9pm.

Adjournment

Meeting adjourned at 8:08pm.

Don Bauman
Secretary