

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

June 6, 2021

**Board Members**

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

**Association Member**

David Pawczuk	Webmaster	Present
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**Call to Order**

The president called the meeting to order at 7:00 pm.

**Treasurer Report**

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

Two homeowners are overdue with road assessment and/or dues. The board will follow up with the lien process on these two properties.

**By-Law Updates (on hold)**

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

**Landscaping**

The Palmer tree issue is that it is rotten about 15 feet above grade, weakening the tree and subject to falling. It is alive. Dearborn Tree service quote was for full job not for partial cuts and trimming. The estimate for tree and stump removal was \$2,200.

The Sheldon Pond tree is not dead. Removal of the one limb was estimated at \$1,200. The concern is the tree falling on a nearby homeowner's gazebo/house. Would it be less costly to cut the top half of the tree off?

There is a concern for both safety and Estate landscape appearance. Is there a certain level of work that can be done to minimize the cost and address our concern?

**Sprinklers**

The irrigation system was turned on Thursday, May 27<sup>th</sup>. Two heads were damaged and replaced, and the total invoice was \$305. They noted a root restriction in the Sheldon Pond for zone 1 and provided an initial estimate for \$300-\$500 to dig and remove the roots. We will defer the work at this time. Rob will review zone 1 to see exactly where there is no water. Generally, we have been turning off all zones on both systems except for the zones that water the flowers. Rob believes zone 3 is for the flowers at Sheldon. Rob is planning on visiting each system this week, and only pare back to the zones watering the flowers (for now), M, W, F.

**Miscellaneous**

Abandoned vehicle

1. The Board received a complaint of an abandoned vehicle parked on the street for more than 48 hours, and the homeowner has since been made aware of this concern.

**Meeting Schedule**

Meetings will be Zoom meeting, Wednesday, Oct 20, 2021 from 7 to 9pm.

**Adjournment**

Meeting adjourned at 8:08pm.

Don Bauman  
Secretary