

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

January 12, 2022

Board Members

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

Association Member

David Pawczuk	Webmaster	Present
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Call to Order

The president called the meeting to order at 7:15 pm.

Treasurer Report

Budget handouts were distributed and reviewed by the Board including, current balance and reserve fund balance. Each line item was reviewed, explained and 2022 budget was established. The Board agreed to look at raising dues for 2023 due to the accumulation of outstanding repairs and maintenance items.

The subs dues letter were stuffed in envelopes and ready for mailing.

2022 Budget is:

Annual Assessment: \$27,950

Road Repair Assessment: \$0

Expenses

Common areas (Mulch, flower, dead tree removal, entrance sign repairs) \$4,900

Landscaping (Lawn mowing contract) \$5,300

Sprinkler System (Repairs and maintenance) \$700

Snow Plowing \$1,000

Pump Stations (Repairs and maintenance) \$ 9,000

Electricity (Pumps, Entrance streetlights, Sprinklers) \$1,200

Insurance \$800

Water (For Sprinklers) \$1,300

Stipends \$1,250

Legal Fees \$250

Road Repairs \$0

Sidewalk Repairs \$0

Miscellaneous (Taxes, stamps, envelopes, web pages, etc.) \$500

Reserve Funds \$ 1,750

Total \$27,950

Landscaping

Dave presented a list of landscape and maintenance items. Refer to attached list. Items were reviewed and discussed.

Valentine Court Flooding

The flooding of June 26, 2021, and other times in the past, was the main topics. The Board needs to consult with a Professional Engineering Firm to prepare an assessment and develop a budget of findings to address flooding issues. Once reviewed, a plan to move forward can be developed.

Meeting Schedule

Next meeting will be March 3, 2022, from 7 to 9 pm at Canton Township Hall, lower-level meeting room B.

Adjournment

Meeting Adjourned at 8:25pm.

Don Bauman
Secretary

Nowland Court Pond	Inspection to determine if any service is needed.	Don't know condition of this pond or it's piping...should inspect at least.
Monuments	Stone facings need repair	Need to get quotes, funds, and repairs.
Tree Trimming	Re-establish adequate vehicle sight lines between Palmer Road and sidewalk, just west of Nowland Drive.	Tree foliage blocks view from Nowland Drive to the west.
	Trim branches over sidewalk on Sheldon, south of Nowland Drive	Low..
Tree and Shrub	Review and determine where pruning and replacements are needed	Many areas are old, overgrown, and missing many original plantings.
Roads: 2023	Agreement signed by Supervisor Hudak 9/27/21. 6/1/2021: \$2,500 paid to Canton Township. Agreement and Scope of Work submitted. Work will be done in 2023 due to high demand.. 11/23/21: Signed and notarized agreement received from the township.	Next step is to meet with township engineers. Timing to be determined by township.
Water Boxes	Is it possible to repair or replace the boxes because they are unsightly and may be damaged.	Old and worn appearances and function.

List of Maintenance Items for Consideration		
1/12/2022		
Item/Location	Activity	Notes and Comments
All Ponds	Clear brush from pond bottoms	This has not been done adequately, in all ponds, for some time. Need to clear away all debris. Overgrowth may be retaining debris and animals that continue to clog pumps.
	Review/revise process of allowing bottoms to grow during the summer season	Is this process working? Should this process continue? Adopt new philosophy?
	Review if ponds need to be dredged or returned to original design	Could be out of spec due to sediments and bottom growth.
	Reposition and anchor animal grates	Some are out of position.
	Review if rip rap needs repair / replacement	Overgrown or not present. At minimum need to eradicate foliage around exposed pipes.
	Investigate better filter for the pump station inlets	Review if there are any better filtration products available.
	Acquire spare control panel parts	Perhaps a small quantity of the most failed components to prevent delays in repairs and excess cost due to return visits.
	Rehab control panel and supporting structures.	Unightly. Paint may help preserve components.
	Check if control panels are water tight	Is there water intrusion into panels?
Valentine Court Pond	Clean up brush growing around pump station control panel	Severe growth around and in pump station frame.
	Clear brush on north side of pond	Unightly.
	Bushes planted around the pond in summer 2021 may be in the easement. If in the easement they will need to be removed.	May present obstacles for maintenance equipment.
	Confirm pump volume flow rate.	Is it working as intended? Records indicate this is the oldest pump and no significant service performed since 2010.
	Review of stormwater management system design and existing conditions Pond volume calculations review Pump station review Check piping for obstructions	Reoccurring street flooding May require professional services
Palmer Pond	Reposition and reattach Inlet pipe (between pond and pump station)	Need to repair.
	Continue to pursue Barker drain clean up and culvert repair	Continue letter writing campaign. May be beneficial for other to do same.
Sheldon Pond	Repair pump station	Water (Ice) in pond as of 1/12/22.
	Remove tree on south side of pond	Waiting for pond level to recede...after repair of pump station.