

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

June 8, 2022

Board Members

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

Association Member

David Pawczuk	Webmaster	Present
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GUEST

David Stendaro 1542 Valentine Court

Call to Order

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

Treasurer Report

The Board reviewed the budget.

Two homeowners are outstanding in 2022 Dues. Theresa will send reminder letter to the homeowner regarding their dues. Should no remittance be received by August, lien proceedings may start.

Invoices and balance are current.

Landscaping

Pumps are operational, including Valentine Court pump.

Valentine Court Pond Pump

Valentine Court was flooded June 7th morning. Approximately 2.5 inches of rain in about 12 hours.

Valentine Court pump was not working on June 7.

Kennedy was on site last Thursday, May 26, to troubleshoot a pump motor overload and we are waiting for their report and status.

They sent a technician that did not have a tripod and he was having trouble pulling the pump out. Mark stopped by after he called to try and locate the breaker box feeding the pump station - he tripped it off trying to keep starting the pump to measure the load current.

Kennedy replaced the start kit, June 8, and will also be doing a complete inspection of the panel wiring to determine if there is something which is initiating a failure.

Valentine Court pond has a tree growing in it. It needs to be removed.

Irrigation Systems

The irrigation systems were turned on May 25.

Palmer pond.

Lawn maintenance needs to cut down and remove growth and debris from the bottom of the pond to stop animals from living in the thick growth. This will encourage the animals to live elsewhere and not to interfere with pond and pump operations.

Stone Entry Signs

The Board, so far, has been unsuccessful in finding a mason contractor to quote maintenance and/or repair of the 3 stone entry signs.

Open Discussion

The Board has received a complaint about an abandoned car on Nowland Drive. The car is no longer parked on the street.

The Board approved the exterior home improvement project for 43475 Nowland Drive, which includes changing the color of trim and siding that will be replaced.

The Board approved the brickpaver patio plans for 44021 Nowland Drive (Ed and Barb Oswald).

Jim talked with Andy (the homeowner to the right of Valentine Pond) regarding the small Arborvitae trees that are planted within the common access area to the pond. Andy said those are planted there temporarily until they get bigger, and then he will transplant them to his backyard against his fence. His backyard gets limited sun, so that is why he plants them near the pond initially. If we did need to access the pond, he said it wouldn't be a problem for him to move them at that time.

Garage Sale

Sub-wide garage sale was held June 2, 3, and 4.

Meeting Schedule

Next meeting will be held at the Canton Township Hall, Lower-level meeting room B, September 7, 2022, from 7 to 9pm.

Adjournment

Meeting adjourned at 7:55pm.

Don Bauman

Secretary