

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

March 2, 2022 **DRAFT**

Board Members

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

GUEST

David Standardo 1542 Valintine Court

Call to Order

The president called the meeting to order at 7:07 pm.

Treasurer Report

The Board reviewed the budget.

Six homeowners are outstanding in 2022 Dues. Theresa will send reminder letters the last week of March.

Invoices and balance are current.

Landscaping

Pumps are operational except for Valentine Court. Repair service has been requested.

This is a follow up of Dave's investigation of Valentine Court flooding and on Valentine Court Pond and pump issues.

Dave has talked with the city engineers and several consulting engineers. The city shared drawings on the storm sewer system for the area. It is noted that on the drawings the pond is undersized. Field investigation of the pond indicates the pond was never completely finished when built.

In theory, it's possible to dig the pond larger and or deeper. This requires a permit. The concern is that with the underground power lines, telephone lines, cable lines, and sewer lines in the area, to relocate the them is cost prohibited.

The sub could increase maintenance on the pond and more diligent pump operation.

Another possibility could be to increase the pump size for the pond. This may require a larger discharge pipe from the pump station or a second discharge pipe to increase the discharge flow.

A new overflow structure and sump requires a permit from the county. All ponds currently run on 120/220 Volt power. A complete new electrical service is required due to the larger motor size.

Dave talked with three consultants about the issue. It was estimated a cost of between five and \$7000 is required to develop an engineering study with possible solutions. The 2022 budget does not have money for this study. A budget item for this could be included in the 2023 budget.

Motor upgrade of the existing pump to a 2 or 3 hp would require complete new electrical service to also be upgraded to a 460 Volt system.

Next steps: Start with checking catch basin and piping from the streets to ensure they are clear and unobstructed. Second, check the pump to ensure it is operating properly and at peak capacity, both electrically and discharge flow. The board will get pricing for these two steps.

Open Discussion

The Board has received a complaint about an abandoned car on Nowland Drive. This is the third complaint. The Board will send a subdivision violation notice to the owner. It was noted there is also a city ordinance on abandon cars.

Garage Sale

It is scheduled for June 2,3,and 4,The board will advertise on Facebook and Plymouth/Canton Buy and Sell.

Meeting Schedule

Meetings will be held at the Canton Township Hall, Lower-level meeting room B meeting, June 8, 2022, from 7 to 9pm.

Adjournment

Meeting adjourned at 8:18pm.

Don Bauman
Secretary