

Nowland Estates Homeowner's Association  
PO Box 871764  
Canton, Michigan 48187  
June 5, 2024

**Board Members**

Mike Varney - President  
Nick Aquino - Secretary  
Dave Pawczuk - Treasurer, Roads Director  
Jim Aigner, Jason Cohen, Jim Neilsen - Landscaping  
Dave Stendaro - Ponds and Pumps  
Elizabeth Varney - Webmaster

Mike Varney	President	Present
Nick Aquino	Secretary	Present
Dave Stendaro	Pumps	Present
Randy Giannini	Pumps	
Eslizabeth Varney	Webmaster	Present
Jim Neilson	Landscaping	
Jim Aigner	Landscaping	Present
Andy Sondor	Treasurer	Present
Jason Cohen	Landscaping	
David Pawczuk	Roads	Present

**Board Transition Team**

Donald Bauman ?  
Theresa Pawczuk ?  
David Pawczuk ?  
Rob Garzaniti ?

**Guests**

[Who?]

**Call to Order**

[What time/By who?]

**Treasurer Report - Dave**

[Insert copy of budget status]

1 outstanding HOA Fee still to be collected. Letter sent to current resident. Nobody has heard back.

**Landscaping**

- Review findings from annual neighborhood walk
- On Sheldon Rd:

- A stump may need grinding down.
- Branches were scattered, and there are questions about spring cleanup.
- Patches of uncut grass.
- Some items are hanging over the pond, which could be problematic.
- Jason spoke to a vendor who claims they did a cleanup and is trying to schedule a walkthrough.
- Overgrowth near the electrical boxes near the pond/shed.
- Weeds in the bed are overgrown; consider hiring a fertilizer company
- Dave S. Ended up cutting some of the overgrown grass near the pump area so that he could work on the pumps.
  
- Mulch
  - Dave P: Last year there was a tree company who grinds up the trees. They take them into livonia to a place that recycles them. The guy said we could have the free mulch.
  - When the mulch is completely gone, we've gone through 40+ yards in the past.
  - Jason will get a quote from the landscaper to see if he would be able to spread some mulch.
  - Dave P. will call the tree guy and see if we can get some free mulch and what the time frame would be.

### **Pumps and Ponds**

- Ongoing pond repairs
  - Floats at Palmer? Continue manual running?

In march, the palmer pump station shutdown, but Mike V. was able to dig into it and determine there was a relay and capacitor issue, but wouldn't shut off manually. If not turned off, it would eventually break.

If a float was bad, lots of starting and stopping could cause additional wear on the starting relay but it's not suspected this was the issue.

Dave attempted to pull the floats out, finding out they were anchored by a heavy weight.  
Dave indicated the float wiring may need attention.

Dave needs approval for D-CAL to come out and repair.  
Dave's reviewing the costs of existing repairs.  
Dave and his son, Tyler, cleaned up the pond area as much as possible in preparation for the contractors.

All new locks were installed and all work with the same key. Now the pump pits are all locked and safe.  
Dave also cleared some trees around the sidewalks near the pump on palmer.

Palmer lamp electrical outlet was also replaced with a weather cover.

Sheldon pond – Things looked good today after the rain.  
Sheldon electrical outlet needs replacement.  
Valentine pump is functioning today.

Dave S. Motioned to approve up to 3 hours for diagnostics from pump repair.  
Nick Aquino second  
Show of hands for approval with no opposition  
Motion approved.

### **Roads**

Curb around the monument on Nowland Court may need some repair and/or replacement in the future.  
Road chunks are coming out of some section of cement near Valentine Ct. And Nowland.  
Dave P. will check in with the road project to see when we can apply for the next wave of funding.

## **Webmaster**

### **Residential Concerns**

- Request to install dog run at 43705 Nowland Dr
  -
- Debris removal from berms
  - -Looking into cleanup from yard company
- Weeding and mulch for berms
  - -We're investigating mulch costs and labor costs
- Planting annuals in entrance flower beds
- Trimming hedges at entrances

### **Open Discussion**

- Additional new board members?
- Board contact information and general availability registry
- Monument repairs
- *Etc.*

### **Meeting Schedule**

[When is the next meeting]

### **Adjournment**

[What time?]

Nick Aquino  
Secretary