

Nowland Estates Homeowner's Association
PO Box 871764
Canton, Michigan 48187
November 6 2024

Board Members

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

Guests

None

Call to Order

7:08 – Mike Varney

Treasurer Report - Dave

Surplus of \$789.96-

Uncommitted funds-\$5,180.36

Landscaping

Jason reviewed quote for Fall Cleanup, take away leaves. Planned for week of Nov. 11, left \$600 in reserve. Irrigation not ran this year, saved \$700, and no need to winterize. Jason is getting quote for opening sprinklers next year from Christopher Construction, estimated to be \$75.00

Property line in question on Nowland Court that had a request submitted for removal of debris was determined to be private property of homeowners.

Planting trees: Jim and Elizabeth met with specialist to determine best species.

Budget for Beautification.

Getting with Zach for available grants at township for trees.

Trim branches by Sheldon Rd monument.

Pumps and Ponds

Oct 19th. Standing water, leak after concrete work that was done at the Gray's. Fragments of concrete may have gotten into pump system. Decal needs well to be emptied, connected drainage discharge line. Dave has been taking care of it

Just the south Sheldon detention pond. All others are working well. The only thing Palmer is going to need 4 inch pipe that is leaking. Mostly when it's discharging water. Doesn't leak a lot, for sake of funds. Valentine Pump needs a little cleaning up.

Roads

Dave Pawchuk reviewed images regarding concrete that needs attention. \$50,000 project to fix roads, Prioritized basis. Each page shows area, ie slabs are bad.

Sealing cracks every year in road, not enough in the funds for this project.

Webmaster:

Elizabeth reviewed the Garbage Bin survey, Presented new website that went live

Residential Concerns

Garbage Bin results were read

Inquiries regarding fallen trees was determined to be on residential property. Brush needs to be removed from berms.

Rental properties

Open Discussion

Elizabeth - Sun bleached signs for no-parking fire lane. She will call county.

Mike/Nick - Garbage cans

We'll use a survey to post on the website that people can use to share their feelings and opinions. We'll use the sandwich boards. The information on the website will explain what is currently allowed for garbage cans and we will link to a survey where additional options will be presented with an "optional" field. The message in the survey will indicate that it is not an official vote.

Don – Maple trees west of Nowland on Palmer blocking visibility

Nick and Jason to take care of.
Jim A. to ask township police for the speed limit trailer.

Board contact information and general availability registry

Monument repairs – at this time, we need a quote. BrickandLevel.com was contacted and we are waiting for them to respond.

Meeting Schedule

Adjournment

Adjourned @ 8:29pm.