

Nowland Estates Homeowner's Association Meeting
PO Box 871764
Canton, Michigan 48187
March 8, 2023

Board Members

Jim Mettlach	President	Present	Theresa Pawczuk	Treasurer	Present
Donald Bauman	Secretary	Absent	Rob Garzaniti	Landscaping	Present
David Pawczuk	Webmaster	Present			

Valentine Court Residents in Attendance

George Poulos (1575), Michelle and Randy Giannini (1558), Tim Mendenhall (1541), Andy Sondor (1574)

Guest Attendee

Brandon Shempf- Kennedy Industries

Call to Order

The President called the meeting to order at 6:30 pm.

Treasurer Report

Discussed a special assessment for 2023 to help with the costs associated with the ponds and pumps, and to have money available to participate in the Townships matching program for road repairs. A \$116 per homeowner assessment would add \$10,000 to our existing budget.

Landscaping

Valentine Court Pump:

The majority of the meeting was used to discuss the current issues with the pump and control panel and to review options for next steps.

Dave provided a summary of issues with the Valentine pump station from 2014 to the present, with most activity occurring over the past 12 months.

Brandon from Kennedy recommended that we purchase a new control panel, as ours is the original that dates back to 1995, and replacing existing parts hasn't resolved our issues. The control panel includes a surge protector and a 6 month warranty. Kennedy also recommended that we participate in their preventative maintenance program. The installation could take 4 to 6 weeks, and possibly up to 12 weeks.

Discussed purchasing a generator and a pump to drain the Valentine pond until the new control panel can be installed. Residents in attendance agreed this would be a good idea and have volunteered to monitor the pump when in use. Dave will proceed with purchasing a pump and generator.

Lawn Maintenance:

In order to save some additional money in our 2023 budget, the Board will contact Zak to see if he can cut the grass in our common areas every 2 weeks instead of every week.

Meeting Schedule

Next meeting will be held at the Canton Township Hall, Lower-level meeting room B, April 5 from 6:30 to 8 pm.

Adjournment

Meeting adjourned at 8:30 p.m.

Jim Mettlach
President