

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

November 15, 2022

Board Members

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

GUEST

Todd Benner 1756 Nowland Court
Jason Cohen 44338 Nowland Drive

Call to Order

The President called the meeting to order at 7:00 pm.

Treasurer Report

The Board reviewed the budget. Invoices and balance are current.
One homeowner is outstanding for Dues and Road Assessment. A lien has been placed on the Property.
There is one remaining invoice for 2022, Fall Cleanup for about \$750.
Dues for 2023 may need to be increased due to rising costs and multiple pump failures.
Road Program: Require a \$2,500 deposit for \$50,000 worth of road repair to participate for next year.
Current balance of less than \$1,000 will not meet the needs a road repairs deposit for next year, and some funds need to remain for potential snow removal for the remainder of 2022.

Landscaping

Trees

A dead tree was noted on the berm along Sheldon Road. (By George Polas House).

Burnt out lights

Nowland Court Sign has one light out and the pole light at Sheldon entrance is out.

Irrigation Systems

The irrigation systems were turned off.

Stone Entry Signs

The Board, so far, has received one mason contractor to quote maintenance and/or repair of the 3 stone entry signs. It was for over \$10,000. We may need to repair one sign for the next three years.

Landscape Contract

The current Contract is for lawn cutting and snow removal. New quotes will be requested in February 2023 for future seasons, starting April 2023.

Open Discussion

Nowland Court Entry

A car hit the street sign and ran over one of the island bushes. The sign is bent over and sticking into the roadway and has since been removed. One sprinkler head may have been damaged.

Meeting Schedule

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

Adjournment

Meeting adjourned at 8:00pm.

Don Bauman
Secretary