

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

November 23, 2021

Board Members

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

Nowland Residents

Sonam Porwal	43782 Nowland Dr
Swathi Chakunta	44283 Nowland Dr
Jason Steinhebel	43517 Nowland Dr
Jim Aigner	1530 Valentine Court
Jason Kohen	44338 Nowland Dr
David Standardo	1542 Valentine Court

Call to Order

The president called the meeting to order at 7:03 pm.

Introductions

The Board made introduction to the attending residents, followed by the residents introducing themselves.

The president explained:

1. The Board has meet this past year quarterly by Zoom because of Covid and this meeting is the first face to face meeting in 2021.
2. The big event for the sub was the black top resurfacing of Nowland Court.
3. We have 3 ponds. Explanation was given for detention pond vs. retention pond.
4. Major problems with the pumps. Breakdown repairs run about \$4,000.00 and pump replacements runs about \$8,000.00. Garbage and muskrats getting into the pumps causes pump damage. Also, some electrical issues.

Treasurer Report

Budget handouts were distributed and reviewed by the Board including, current balance and reserve fund balance. Each line item was reviewed and explained.

Lien process was explained.

The Board agreed not to raise dues and did not to take a stipend this year.

There are two expected invoices for 2021 remaining: Fall clean up and pump repair to remove a muskrat from the pump.

By-Law and Covenant and Restrictions

The Board reviewed these items:

1. No above ground pools are permitted.
2. Fences are not permitted, expect if you have an inground pool.
3. No above ground pools are permitted.
4. House paint and trim color need to be submitted to the Architectural Board for approval.
5. Decks need to be permitted and approved by the Board.
6. Garbage cans and Recycle containers should be screened or place in the garage. They should not be visible from the street.
7. Park strip trees should be trimmed to about 7 feet clear for pedestrians to walk beneath them without hitting their heads on the lower branches.

The Canton Ordinance Department is part of the Canton Police Department. Residents are free to contact them for ordinance issues.

Landscaping

Off Plamer Road, there is a tree with rotten limbs about 15 feet above grade. Frank's Tree Service quote for tree removal was \$1,500.

Fall Clean Up - Zak Landscaping will complete clean up by the end of November.

Asphalt Work - The Board confirmed lawn repair is included in the asphalt work contract being completed on Nowland Court.

The Board issued a sub violation for rotten trim to one homeowner. Repairs were made within a week.

Open Discussion

1. Speeding through the sub has been observed. Canton police will prove Radar in a Box when requested. It was noted that nonresidents drive through our sub.
2. Abandon cars was mentioned.
3. Flooding on Valentine Court
 - a. This is becoming an ongoing issue. On June 26 and August 12, 10 to 12 inches of rain fell. It took one day to drain off. Water was over the curb and approaching the houses. Is the pump inadequate? The pump will handle 300 gallon per minute. Is the pump sized correctly? Do we need more than one pump? Do we need a large pond? Pond and pump size were further discussed.

Meeting Schedule

Meetings will be January 2022 from 7 to 9pm. Jim will check to see if the meeting room at the city is available for face-to-face meeting.

Adjournment

Meeting adjourned at 8:25pm.

Don Bauman
Secretary