

Nowland Estates Homeowner's Association Meeting
PO Box 871764
Canton, Michigan 48187
March 6, 2023

Board Members

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

Call to Order

The President called the meeting to order at 6:15 pm.

Treasurer Report

The treasurer reported 11 homeowners have not paid 2023 dues.

Open Discussion

The purpose of this meeting was to review the Pump stations status, Landscape work, and Road projects. Dave prepared a page long list of items for the Board to review. Refer to attachment.

Meeting Schedule

Next meeting will be held at the Canton Township Hall, Lower-level meeting room B, March 8, June 7, September 6, and November 15, 2023, from 6:30 to 8 pm.

Adjournment

Meeting adjourned at 7:25pm.

Don Bauman
Secretary

Valentine - Refuses Service - no part
Estimate Requested
Kennedy
to attend March 8 meeting

Discussion Topics - 3/6/23

Pump Stations

- Pump Stations Status
- Actions taken in the past year
- Maintenance Program
- Emergency pump system
- New electrical panel quotes
- Reset pond/station pipe - Palmer
- Repipe internal plumbing - Palmer
- Remove 2 trees over discharge pipe from Palmer
- Barker drain and culvert status
- Street cleaning needed
- Inspect & clean collection systems as needed - Coordinate with Wayne county
- Pipe Inlet screens vs animal grates
- Clean bottom of ponds immediately and periodically
- State in new Landscaping contract that crews will mow pond bottoms weekly
- Service truck access to Palmer and VC
- Third party engineering review / recommendations
- Valve Box option for Palmer
- Secure panels from intruders
- Failure notification system

Palmer Working
Shell
Valentine } not working

\$1,500 - \$2,400 Service

4' Section has Moved

Midwest Maintenance

GAS Powered Pump
Hire Rental \$270/wk

Valentine - No Power

Landscaping Work

- Clear trees around and above all stations and panels
- Clear the jungle north of VC pond
- Clean up from February 2023 ice and snow storms
- Cut down tree near Palmer pond
- Refresh/replace old, overgrown, and removed plantings

Siteldon, Palmer

Roads Projects

- 2025 Concrete project (\$50,000) paid and on Canton's books
- Scope of 2025 project will be determined by what can be done in 2023
- Curb replacement may be added to a concrete project (Nowland Court curbs)
- 2023 Concrete project (\$50,000) options cataloged and in the bid phase
- 2022 Nowland Court asphalt project (\$100,000) complete
- Need to set aside \$2,500 for another \$50,000 project
- Review and document additional candidates for repair/replacement
- Crack fill options

2024 missed
dead line to
Apply

Paid