

APRIL 2015

SPRING



The Colony Connection



Board Members

David Rabahy, President
Frank Penzato, Vice-President
Mahesh Bhandari, Secretary
Sue Campion, Treasurer
Craig Lee, Contracts
Mark Parinello, Safety/Roads
Mike Shelide, Grounds

Spring HomeOwners Meeting

When: Wednesday April 22, 2015 at 7:00pm

Where: Northville Township Hall (SW Corner of Six Mile and Sheldon Roads)

The Board will present a proposal to amend our By-laws . Various changes will be put forward during the meeting, and we will call for a vote on these during our Fall, 2015 meeting later this year.

Please attend and make your constructive opinion heard. These By-Laws are for the welfare of all Home Owners.

Safety

When it comes to home security and safety, its best to follow some common sense precautions:

- Lock your home when you are busy in one part of the house.
- Lock all your doors and leave an outside light ON in the night.
- Park your automobile(s) in the garage, if possible.
- Do not leave valuables in your automobile(s) in open sight.
- If away for a few days:
 - ◊ Ask a neighbor to watch your home.
 - ◊ Use timers to turn ON lights in the evening and also leave a radio ON during the day time.
 - ◊ Ask the police for a 'Vacation House Check'. You can contact them via phone or fill in a form a few days before you leave.
 - ◊ Pull blinds to cover your windows and doorwalls.
 - ◊ Do not advertise on social media.
- Report suspicious activity/behavior in our neighborhood to the Police ASAP.

Civic Duty

Our association comprises of 317 homes, for which our by-laws require a 7 member board. These 7 positions are filled by volunteers, out of a sense of civic duty. It is time for many of our residents to step up and **get involved**.

Some ways to get involved are:

- Attend the HOA meetings in Spring and especially Fall, when elections are held and decisions are made, via a vote.
- Help neighbors, especially the elderly.
- Be informed of everything that affects our community and provide constructive support.
- Take pride in keeping our sub-division beautiful by keeping our streets and yards clean.
- Participate in social events and get to know your great neighbors.
- Volunteer a few hours on the various committees, like roads and parks/grounds.
- Give some of the long term board members a break by volunteering to be on the board.

Social Events

May 15th/16th Multi-Sub garage Sale
June 6 Road Rally, in conjunction with other sub-divisions
July 12 Summer Party w/bouncy house and popsicles, N Park
Mid-August Marshmallow Roast, N Park
Check the website regularly for updates

- Spring is finally here, it's time to get out and stretch.
- When doing yardwork, keep the storm drains clear of debris and help prevent a build-up in the retention pond..
- Have a new idea for a Social event? Reach out to the Social Committee Chairs, via our website.
- Keep your speed to 25mph within our subdivision.

Visit our website: www.nce345.org



By-Laws Update

A committee of 5 residents met in February and March, and put together changes to update our By-Laws. Here is a list of proposed changes (these are posted on the website, see sidebar on left):

Proposed By-Laws

The proposed changes in the By-Laws can be downloaded from our website. Go to nce345.org, click on [Documents](#) on the left side, click on [Proposed By-Laws Change 2015](#) on the right side.

- Items to be replaced will have a strike-through and bold letters next to them.
- All additions are in bold.
- All deletions have a strike-through.

E-mail The Board

Please feel free to contact the Board with any questions, concerns or suggestions by sending an email to hoa@nce345.org, which goes to all board members, to assure a prompt response.

Fall HOA Meeting

The Fall HomeOwners Association meeting is scheduled for **Sept. 16, 2015 @ 7:00pm**

Market Place

Looking for a Summer Baby Sitter 2 days/week, call Rana @ 313.433.2607

Article IV - - Board of Directors

Section 1—Change the number of Board positions from 7 to 5.

Article V - - Officers

Section 1—New language is added to address future Board membership.

Section 2—New language is added to the Vice-Presidents responsibilities.

Section 3—Change in Secretary's Title and added responsibility.

Section 4—New language is added for the Treasurer to obtain liability insurance.

Section 5 (**New**) - Role of this position and its responsibilities are defined.

Article VI - - Committees

Audit Committee Section 2—New language is added.

Audit Committee Section 3—New language is added.

Civic Affairs Committee (**Remove**)

Parks, Recreation and Grounds Committee

Section 1—New language is added.

Section 2—New language is added.

Section 3—New language is added.

Social Committee—New language is added.

Newsletter Committee (**Remove**)

Nominating Committee (**Remove**)

Article VII - - Member Meetings

Section 1—Change language for when the 2 semi-annual Association meetings are held.

Article X - - Dues

Change dates when the dues notice is sent by and when they should be paid by.

Article XI - - Insurance and Indemnity (**New**)

A specific insurance amount is now mentioned.

New language is introduced to indemnify the Board members.

Article XIII - - Special Assessment

Change the maximum amount for any approved Special Assessment.

Section 2 (**New**) - New language added to provide specificity for a Special Assessment.

Section 3 (**New**) - New language added for when notice of the need for a Special Assessment is given.

Road Work Update

With the collection of the 1st installment of the Special Assessment behind us, the Road Committee is working to get started on the following:

- Evaluate pavement replacement by April 30.
- Have the rest of the subdivision roads sealed by May 30.
- Depending on availability of Hard Rock Concrete Company, we expect replacement of slabs to happen mid-summer.

During this work, please watch your speed on the roads around the constructions sites.

More updates will be provided during the Spring HOA meeting, as well as posted on our website.

**Interested in advertising your business? E-mail HOA Board at hoa@nce345.org*

Northville Colony Estates does not necessarily endorse the businesses or services advertised.