

SPRING 2019 - April

The Colony Connection

Northville Colony Estates III, IV & V
P.O Box 211
Northville, MI 48167-0211
Website: www.nce345.org



Spring Homeowners' Association Meeting

Tuesday, April 23, 2019 at 7:00 p.m. at the Northville Township Hall (SW Corner of Six Mile and Sheldon Roads)

- 1) Officers' reports
- 2) Reports from Committee Chairpersons
- 3) Transaction of old business
 - a. Storm Water Basin, special assessment
- 4) Transaction of new business

Storm Water Basin Update (top priority)

Goal: Returning to a mostly dry grassy plain; Northville Township indicates we are indeed grandfathered in.

Outlet structure: Investigation revealed; metal pipe requires replacement. Stone filter needs to be replaced. Area around outlet structure needs to be dredged. All this will lead to much dryer basin.

West Inlet structure: Erosion has formed a pond; it will be filled in and armored with riprap. Grate clogs up with debris; needs to be cleaned often.

Sump lines: Discharge causing wet/boggy areas; homeowners responsible to connect to storm drain system or French drains recommended.

Etc.: Need to investigate reports of invasive plant species. Standing water leads to insects and odors. Trash and debris removal performed often to avoid standing water.

Board Members

David Rabahy, President
Mike Garliauskas, Vice-President
Karen Bell, Communications
Robert Veres, Treasurer
John Palmer, Property & Assets

Feel free to email the Board with any concerns or suggestions at nce345.org, and a board member will respond promptly.

Project Volunteers

Bob Tripi, Webmaster
Pam Csatari, Islands & Grounds
Jason Stoops, Roads

Social Committee Volunteers

Kristan Burke, Clancy Horgan & Gwen Paradowski

In the Community

Please help welcome new neighbors in the community.

Help keep the subdivision clean.

Keep vehicle speeds down on our streets. The law is 25 mph.

Report suspicious behavior & activity to the Northville Township Police.

Volunteer to serve on HOA Board or head a committee.

Grounds/Islands Update

- Wrapping up our 2018 efforts, in the fall we planted three new legacy trees in the North Park to replace some of the dead trees that were removed over the last few years. We planted one Scarlett Oak and two Paperbark Maples that we were able to purchase at a great discount from Plymouth Nursery. We are hopeful that they successfully made it through their first winter in their new home in our park area; see photos below.
- For 2019, our Grounds/Island budget was reduced by \$2,000 due to other demands on the Association's overall budget. Our volunteer, Pam Csatari, will be walking the entrance, islands and parks this spring to determine conditions of the areas. First priority will be the regular maintenance of these areas, followed by addressing any dead trees or other major problems that may have developed over the winter. After that, Appleby Court will continue to be planted most likely in the fall of 2019. Any other updates/improvements will be contingent on remaining budget.
- If any homeowner would like to make the board/Pam Csatari aware of specific issues relating to the entrance, North and South Parks and islands, please feel free to contact us through the links at <http://nce345.org/board.html>



Safety

Please see the posting on our website from Northville Township Dept. of Public Safety on safety tips to keep our community and homes safe.

Keep porch lights on during the nighttime. Keep houses and vehicles locked.

Upcoming Social Events

Annual Easter Egg Hunt

Scheduled for April 14th at 1pm at the Commons Pavilion.

Keep checking the website for updates to these events. Eblasts for social events will be sent with details.

Fall 2019 Homeowner Association Meeting

Mark your calendars to attend the Fall HOA meeting on **Tuesday, September 24, 2019, 7:00 p.m.** at the Northville Township Hall.