

Spring 2020 - May



THE COLONY CONNECTION

Grounds/Parks

During this past January, the trees at our Six Mile entrance island and those at Stone Haven island were thinned and limbed up to improve the health and clearance for those trees.

This year, our Grounds Plan will include landscape improvements at Appleby Court. The landscape materials will include the existing trees and boulders, with the addition of beautiful native shrubs, ground cover and grasses. The landscape plan is based on the original design presented to homeowners, but revised to:

- a) reduce costs,
- b) incorporate more easily maintained shrubs and
- c) delete the flowering perennials that homeowners were concerned might require too much maintenance.

Subdivision Walking

As many of you may have noticed, the number of walkers within our subdivision has increased substantially. At times, it's a challenge for walkers to follow social distancing guidelines and also for drivers to see all of the walkers on our streets.

Our subdivision is not alone with this concern as walking has increased across the country. One suggestion that's recommended by traffic experts is when there are no sidewalks present, walkers should walk toward oncoming traffic (on

The install date remains TBD at this time due to the Stay Safe/Stay Home Covid-19 executive order here in Michigan.

Once non-essential businesses can resume work, we will inform our homeowners of the planned install timeline.

We encourage homeowners to let us know of issues they see around our grounds/entrance landscaping. Further maintenance plans will be determined by our Grounds Volunteer at her late spring/early summer walk -around typically done to determine work needs.

Website Redesign

We've recently upgraded our website at nce.345.org and it is now accessible on all computers, smartphones and tablets. Did you know that our site has access to frequently asked questions about our subdivision, a library to past NCE 3, 4 and 5 home owners association meetings minutes and newsletters, and a link to pay annual HOA dues?

the left side of the road). When bicycling, cyclists should ride on the right (going in the same direction as traffic).

Why is it safer to walk on the left and bicycle on the right? If traffic approaches you while you are walking, you only have your ears to rely on to know cars are coming. If it is coming from in front of you, you have both your eyes and ears to help you know to move off to the side.

Board Members for 2020

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

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

Volunteers

Pam Csatari, Islands & Grounds
Bob Tripi, Webmaster
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.

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FINANCIAL SUMMARY

NCE 3-4-5 Homeowner Association Financial Summary

Cash Allocation	Balance 12/31/2019	Budget on 12/31/2020	Notes
Working Balance	\$17,959	\$2,254	Balance decrease due to one-time and on-going expense such as: North Park Asphalt Maintenance, Appleby Ct. Island, Weed Control, Snow Removal.
Storm Drain Reserve	\$900	\$-	Balance Transferred to Section 16
Rainy Day/ Opportunity	\$8,727	\$10,027	Increase in Fund Balance
2019 Special Assessment	\$353	\$-	Balance Transferred to Section 16
Section 16		\$7,553	Assessment for future repairs.
Totals	\$27,938	\$19,833	

The Homeowner Association approved changes to the Bylaws at the November 5, 2019 meeting replacing the \$25 dues late fee with a Tiered Late Penalty Fee. The by-law change has resulted in substantial improvement in on-time payment.

Dues Status- May 1, 2020			
Fully Paid By	No. of Lots	Cumulative	Comments
02/15/20	301	301	Dues Paid by Due Date
02/29/20	9	310	Dues Paid by End of Grace Period
05/08/20	6	316	Dues Paid and Penalty
Not Paid	1		Unpaid Balance & Late Fee Due
	317		

In 2019, dues payments were made at 31, 37, 42, 48, 59, 59, 74, 74, 85, 86, 110 and 147 days late.