

SEPTEMBER 2017

# The Colony Connection



## Board Members

David Rabahy, President  
Pilar Fierro, Vice-President  
Linda Sheldon, Secretary  
Mahesh Bhandari, Treasurer  
Pete Kohlert, Property Mgr  
Pam Csatari, Grounds

## Fall Home Owners Meeting

**When: Wednesday, September 27, 2017 at 7:00pm**

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

The Board will present the budget proposal to justify a dues increase to \$150 per lot.

There will also be an election to fill the 5 positions on the board. **Please step up and volunteer to fill a position. You benefit from the projects that are worked on , too.**

Absentee and Proxy ballots are attached. No absentee ballots for election of directors.

## Next Meetings

Spring Meeting:

April 5, 2018 at 7pm

Fall Meeting:

Sept 27, 2018 at 7pm

## Volunteers Needed

As homeowners in a subdivision you benefit from the unpaid efforts of a handful of volunteers. These people need others to fulfill some of the duties. Even if you can't be on the board you can be on one of the committees that address the grounds or that plan social events. "Many hands make light work."

**Please volunteer by contacting one of the board members via email. Contact info is on the website: [www.NCE345.org](http://www.NCE345.org) Thank you!!**

## Detention Basin

Maintaining a healthy detention basin is an ongoing project with multiple factors to address. Some of the work is very expensive thus requiring the dues increase being voted upon. These include erosion prevention, cleaning debris from inlets and basin, removing and replacing the proper stones/boulders, planting trees and plants that maintain the correct water level, and mitigating the effects of sump pump drainage into the basin. If the work is not completed the Township will manage it and bill all the homeowners. Contact Peter Kohlert or any board member to see how you can help.

## Social Events

Halloween Party Oct 22  
Santa in the Park Mid-December

Check the website regularly for updates

While we are happy to live in a wonderful neighborhood, occasional conflicts arise. Some are easily remedied by a friendly word . Others are not. In such cases the HOA board has no authority to resolve issues. You need to turn to the Northville Police Department to handle the conflict. They are very effective and have the force of the law behind them.

**We need you to get involved! Show up to the next meeting! Volunteer for a position! VOTE!**

Work and planning continue on the North Park and Islands. Pam Csatari has done an excellent job of researching various suitable trees, shrubs and flowers and requested bids from landscape designers. A large amount of the increased dues will go toward her projects, all of which improve our neighborhood and therefore property values.

Visit our website: [www.nce345.org](http://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](http://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](mailto: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](mailto:hoa@nce345.org)*

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