

*Fall 2018 - September*



# The Colony Connection

Northville Colony Estates 3, 4, & 5  
P.O Box 211  
Northville, MI 48167  
Website: [www.nce345.org](http://www.nce345.org)



## Fall Homeowners' Association Meeting

Thursday, September 27, 2018 at 7:00 p.m. at the Northville Township Hall (SW Corner of Six Mile and Sheldon Roads)

The Board will present the budget for 2019.

We will vote to:

- 1) Elect Board Members for next year. Please step up & volunteer. There will be at least (1) open position on the Board.
- 2) Islands Project Special Assessment (details on back page of newsletter). If you are unable to vote in person at the meeting, you may use the attached Proxy or Absentee Ballot. Please read instructions on the attachment for details & deadlines.

## Detention Pond Update

Transitioning from a mostly dry grassy plain to a natural wet area per recommendation/guidance from Northville Township.

**Outlet structure:** Apparently has a washout area; it needs to be investigated & potentially repaired. Outlet stone filter needs to be replaced. Area around outlet structure needs to be dredged.

**West Inlet structure:** erosion has formed a pond; needs to be addressed as grate clogs up with debris. Needs to be cleaned often. Sump line discharge causing wet/boggy areas. French drains recommended. Plants: Wet area tolerant trees planted in

## Board Members

David Rabahy, President  
Pilar Fierro, Vice-President  
Karen Bell, Communications  
Mahesh Bhandari, Treasurer  
Pete Kohlert, Property & Assets

Feel free to email the Board with any concerns or suggestions at [nce345.org](mailto: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

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.

2017; most doing well, but need to investigate reports of invasive species. Standing water: Leads to insects and odors. Trash and debris removal performed often to avoid standing water.



## Islands Improvements Project Special Assessment Vote

With a show of support from Northville Colony 3,4,5 homeowners attending the Fall 2017 HOA meeting to pursue an islands landscape improvement initiative, new landscape design concepts were developed by Serge van der Voo and presented to the board and posted on our web site in Spring 2018. A thorough presentation of the concepts for our 9 islands took place at our April 5, 2018 HOA meeting, with proposal that a Fall 2018 vote concerning an ongoing special assessment effort to fund islands landscape would take place. Those materials are available to review at [nce345.org](http://nce345.org) under Islands Project.

This summer our Grounds Chairperson volunteer obtained bids from two landscape companies (Serge van der Voo LLC and Troy Clogg Landscaping LLC), specifically for Dunswood Rd, Whitehaven Rd. and Appleby Court. These bids provide a guidepost for what we can expect the projects to cost. Based on that information, the Board is recommending the following action.

Request \$100 special assessment per home, each year, over the next five years. Each year the \$100 assessment will be payable with annual dues remittance. The funds will be specifically designated to islands landscape only. This will allow approximately two islands per year to be completed. The islands will be prioritized by the board each year based on each island's comparable condition. Since some islands will be more expensive than others to complete, the amount required for spend in any given year will fluctuate. Any unspent funds will carry over into the next year. Depending on the condition of the final few islands at the later part of project timeline, it could be determined that final year assessment is not required or may be less than currently projected. HOA Board would report to homeowners on that situation.

The work would follow the initial design concepts already presented, with some adjustments to plant selection based on homeowners' feedback we've received, island parameter finishing and the addition of watering services in first year of planting.

There will be an opportunity for homeowners adjacent to the island to voice opinions based on select group of plantings offered as options, with the final decisions approved by the HOA board.

## *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*

### **Halloween Parade**

Wednesday, October 31  
with NCE 1&2. Details TBD.

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

### **Spring 2018 Homeowner Association Meeting**

Mark your calendars to attend the Spring HOA meeting on **Thursday, April 11, 2019, 7:00 p.m.** at the Northville Township Hall.