

The Colony Connection - Fall 2021



Board Members

Mahesh Bhandari, President
Mike Garliauskas, Vice President
Aldo Martin, Communications
Robert Veres, Treasurer
Joe Carroll, Asset Management

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

Social Committee Volunteers

Kristan Burke, **Clancy Horgan** & **Gwen Paradowski**

THANK YOU !

- ◆ To our current board members for their time & dedication
- ◆ To our volunteers & committee members for their time & ongoing support
- ◆ To John Palmer for serving on the board for the past two years
- ◆ To resident Matt Hocking for helping to analyze the water flow into our Detention Basin



Fall HOA Meeting
Wednesday
November 10, 7pm
Northville Township Hall

Please attend our first in-person Homeowners meeting in 2 years.

This is the best place to get information on current happenings in our subdivision & to bring your questions to the Board.

HOA Year in Review

- ◆ Cleaned out multiple storm drain blockages, despite difficulty finding vendors
- ◆ Surveyed the Detention Basin, developed a work proposal, collected a special assessment, arranged repairs & planned for ongoing maintenance
- ◆ Long-term extension of our Building Use and Restrictions with the State of Michigan
- ◆ Negotiated and signed a one-year contract with Faith Landscaping for landscaping & snow removal
- ◆ Replaced front entrance flood lights with LED lights
- ◆ Collected annual dues from all homes by mid-March

Social Activities (with NCE 1&2 & Northville Commons)

Food Trucks (weekly)
Multi-sub Garage Sale
Road Rally
Halloween Party
Sleigh & Santa Visit

Detention Basin Work

The Special Assessment Letter with details is on our website under the Payments tab. Bring your questions to the HOA meeting.

Storm Drains: Keep Them Clear!

- ◆ Back Yard & Street drains should be kept clear of debris
- ◆ Avoid dumping grass clippings & leaves so costly cleanouts aren't necessary
- ◆ Make sure your Sump Pump lines are connected into our storm drain lines
- ◆ Draining Sump Pumps onto your yard or into the street is against Township Ordinance

Elections

We struggle to fill our 5-member board, even though there are over 300 homes in our subdivision. We need residents to be involved & interested in HOA operations. Avoid higher dues that would come with a Property Mgmt company.

Future Work

- ◆ Islands Cleanup, removal of lava rocks
- ◆ Consider budgeting options for a swing set in the North Park
- ◆ Property Mgmt company review

North Park Swing Set Proposal

Why is This Capital Improvement Being Proposed?

The addition of a swing set has been suggested as beneficial to the board’s efforts to attract and retain young, growing families that will continue to help the subdivision thrive.

Families with children, grandchildren, and visitors with children may benefit from the installation.

Expanding on the pre-existing playscape, a swing set will fill a gap in children’s entertainment that is only available outside of the subdivision. The proposed unit is commercial grade and is of the same quality standard that public parks would use.

How Will the Swing Set Be Paid For?

There is “Zero” 2022 dues increase or special assessment funding the purchase.

The funds to purchase and install the North Park swing set will primarily come from the “Rainy Day/Opportunity” Fund. The 2022 Rainy Day/Opportunity fund balance will be \$12,626.

The Rainy Day/Opportunity fund balance was accumulated over the past nine (9) years.

What Will NCE345 be Purchasing?

The swing set, swings (three traditional seats, one bucket seat), border, and safety padding (as mulch) has been budgeted not to exceed \$13,000. Adjustments may be made to keep it below budgeted levels, where necessary.

Homeowner Association Approval

Two thirds of votes cast including absentee ballots (1 vote per lot) for approval is required.

| Product | Description | Product Code |
|---|---|---------------------|
| 5” Arch Swing Frame 2-Bay | Safety Use Zone: 36’ x 32”; includes (2) SII-AP00024XX Full Bay Package w/ seats, chains, and hardware; Frame Color: Green, Seat Color: Black | EFR0117XX |
| 8’ Full-Bucket Seat Package w/ 4/0 Chain- Black | Includes (1) bucket seat, (2) galvanized chains, (2) clevis connectors, and (1) clevis key | SII-AP00130BK |
| Engineered Wood Fiber | 40 Cubic Yards of IPEMA Certified Engineered Wood Fiber. Cost includes filter Fabric | WOODFIBER2 |
| 12” Playground Border with Spike | 12” Playground Border with Spike | APS-Border12 |
| Professional Installation | Professional Installation of swings, wood fiber, and borders. Pricing based on easy access to site, water, electricity, and dumpster for packaging debris. Does not include site Prep, removal, or permitting | INSTALL |

Absentee Ballot- North Park Swing Set Capital Expenditure

The purchase and installation of a North Park Swing set in the amount of not to exceed \$13,000 is being submitted by the Board to the Northville Colony Estates 3, 4, 5 Association for approval. Adjustment may be made to keep it below budgeted levels, where necessary.

A vote of "Yes" is approval of the capital expenditure.

A vote of "No" is non-approval of the capital expenditure.

Please refer to the attached detailed proposal.

Two-Thirds (2/3) majority of votes cast are needed for approval
Of the North Park Swing Set

One vote per lot.

Circle or Check: Yes _____ Circle or Check: No _____

Name: _____

Address _____

Lot Number _____

Signature: _____

Bring this entire ballot to the November 10, 2021 meeting or mail in advance by November 5, 2021 to:

NCE 3-4-5
P. O. 211
Northville, MI 48167

Proposed Bylaw Change

A new bylaw added to Article XII-Finances is proposed for the Homeowner's Association of Northville Colony Estates Subdivision Number 3, 4, and 5 here in called the "Association". The new bylaw is Section 5 stated below:

Article XII- Finances

Section 5.

All funds and assessments collected under authorization of Bylaw Article IV- Section 12 and Building and Use Restrictions Section 16 for maintenance and repair of the basin and storm drain system are to be placed in a Section 16 dedicated fund separate from normal operating expenses. The Section 16 fund is to be financially managed and reported separate from normal operating expenses. Section 16 funds can only be used for the stated purpose of maintenance and repair of the retention basin and storm drain system.

Rationale for Proposed Bylaw Change

Section 5 institutionalizes existing Board Section 16 financial accounting practices in the Association bylaws.

Storm drain and basin infrastructure expenses were infrequent in the Association's first 40 years thereby no practical need for the proposed Article XII Section 5.

Mandatory maintenance requirements authorized by the Board in Building and Use Restrictions have increased in number, cost and required special assessments.

The proposed bylaw change establishes guardrails for future boards to insure clarity of purpose and use of Section 16 funds.

It is a precautionary administrative step to avoid future inadvertent mixing, collection, expenditure or consolidation of Section 16 funds with normal operating income and expenses.

This is important as board membership changes and historical financial practices might be lost in transition or changes in accounting.

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A vote of "Yes" is approval of the bylaw.

A vote of "No" is non-approval of the bylaw.

Please refer to the attached detailed proposal.

Two-Thirds (2/3) majority of votes cast are needed for approval
Of the bylaw change.

One vote per lot.

Circle or Check: Yes _____ Circle or Check: No _____

Name: _____

Address _____

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Signature: _____

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