

SPRING 2018 - April

The Colony Connection

Northville Colony Estates 3, 4, & 5
P.O Box 211
Northville, MI 48167
Website: www.nce345.org



Upcoming Social Events

Easter Egg Hunt & Easter Bunny
Sunday, March 25th, 1:00 p.m.
at NCE 1&2 Pavilion

Multi-Sub Garage Sale
Check the Northville Township website as it is not yet listed there.

Summer Popsicle Party
Friday, June 15th, 7:00 p.m. in the North Park.

Road Rally in early June with other subdivisions.

Marshmallow Roast in mid-August.

Keep checking the website for updates to these events.



Spring Homeowners' Association Meeting

Thursday, April 5, 2018 at 7:00 p.m. at the Northville Township Hall (SW Corner of Six Mile and Sheldon Roads)

Our Islands Project will be the main agenda item and hosted by **Pam Csatari**, our Islands & Grounds' chairperson. An exciting new vision for our Northville Colony islands' landscape has been developed. It's a proactive, cohesive long term vision for our neighborhood green space that provides a clear path towards improving our aging landscape. These spaces are collectively owned by all Northville Colony 3, 4, & 5 homeowners and we will all benefit from their improvement.

We encourage all neighbors to please plan to attend this **April 5th** Homeowner Association meeting. We've contracted with professional landscape designer, *Serge van der Voo*, who has surveyed our neighborhood islands and created a vision and specific landscape design for each island. He will present those designs, followed by Q&A. From this, we will gain community input from which a going-forward proposal will be developed and then voted on in September 2018.

To see the islands designs in advance and learn more about the project, go to nce345.org and look for the **Islands Project** tab. To learn more about Serge van der Voo's work, go to <https://www.houzz.com/projects/users/svdvoo>

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, and a board member will respond promptly.

Project Volunteers

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

Volunteers & Community

We would like to give a warm & deserving "thank you" to Dayna Goerke, who, after a number of years serving our neighborhood Social Committee, is stepping down. We need volunteers to step up and be part of this committee. Please contact the Board if you would like to volunteer for this or any other committee, or if you have interest in serving on the Board for our subdivision. **Current Social Committee members are Kristan Burke, Clancy Horgan & Gwen Paradowski.**

Do you have ideas for events that would welcome new neighbors and encourage us to get to know each other better as a community? Please let us know, and better yet, take on that effort!

Detention Pond Update - Spring 2018

The township has strict rules concerning detention ponds for maintenance and landscaping. Please see ordinance 170-24.8 (<https://ecode360.com/16146445>), which sets the standards for detention pond landscaping. Failing to comply with maintenance rules would prompt the township to make the improvements and the HOA to pay the cost of the work. Please see the respective ordinance [Chapter 151: Stormwater detention basin maintenance](https://ecode360.com/8500372) (<https://ecode360.com/8500372>)

To be in compliance the Detention Basin committee has been working on two fronts: pond maintenance and mitigation

a) Maintenance: **yearly** cleaning of the inlet/outlet – plus addition of material lost to erosion.

b) Mitigation: several actions were taken to improve the porosity of the soil in the pond that will, in turn, improve the drainage. The first was to stop the grass cutting in the pond area which compressed the soil underneath in detriment of the drainage. The second action was the planting of native water-tolerant trees, which improve the soil and the water absorption and remove contaminants. Thirty-two saplings of native trees such as Black Gum, Dawn Redwood, Bald Cypress, River Birch, Swamp Oaks, Red and White Cedar were planted, as well as several Elderberries bushes. After one year, about 80% of the saplings have survived. We are anxiously awaiting spring to see how many survived the second year. Based on the success of certain species the committee will plant more natives as recommended by the ordinance mentioned above.



In the Community

Security

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

Report suspicious behavior or activity to the Police immediately.

Curb Appeal

Keep your yards and houses neat, clean and in good order, so that we can continue to take pride in our subdivision and encourage buyers when homes are for sale in our subdivision. Refer to our By-Laws & Policies.

Fall Homeowner Association Meeting - September 27

Mark your calendars to attend the Fall 2018 HOA meeting on **September 27, 2018, 7:00 p.m.** at the Northville Township Hall.