



## The Colony Connection



### Upcoming Events

**Fall HOA Meeting**  
Nov. 18, 7 p.m.  
via Zoom

### Subdivision Survey

The Board invites our homeowners to take a very brief survey by clicking on the following link or copy/paste into a web browser.

<https://forms.gle/FcPPWQQg7vjX8Eeh6>

### Subdivision Walking

Thank you to all of the walkers who are following the advice of traffic experts that when there are no sidewalks present, walkers should walk toward oncoming traffic (on the left side of the road). When bicycling, cyclists should ride on the right (going in the same direction as traffic).

We have received positive feedback from our neighbors. One additional suggestion that we received was to ask those who walk during non-daylight hours to please wear reflective clothing or a reflective vest so drivers can spot them easier.

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.

### Fall Association Meeting

- The Board will present the 2020 actuals and 2021 budget.
- 2021 Homeowner Association Section 16 Assessment
- We will vote to elect Board Members for next year. Please step up & volunteer.

### Reduce Street Flooding

Fall brings wet weather and falling leaves, increasing the potential for flooding along our subdivision streets.

- Reduce flooding by keeping storm drains clear
- Remove leaves and other debris from storm drains with a rake.

### Snow Removal

- Snow will be here before you know it.
- Move your car off the street when it snows so that the plows can get through.
- If it snows on trash day, please do not put your garbage or recycle cans on the street as they block the snow plow.
- If you have elderly neighbors, please try to give them a helping hand.
- Remember that the board consists of volunteers. We encourage any constructive feedback regarding snow removal or other services.
- Remember to keep the areas around the fire hydrants clear of snow for emergency purposes. If you have one on your property please consider moving the snow away.

### Board Members for 2020

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

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

Website: [nce345.org](http://nce345.org)

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## Fall 2020 – November

### Appleby Court Improvement

One priority for 2020: to install new landscaping on Appleby Court as the island's old landscape had been torn out a few years ago. Since then, the HOA has been setting aside funds to pay for a new landscape install from the existing yearly HOA dues. This year, the install was delayed due to COVID work restrictions, but in the end the work was completed at an advantageous time of year for new plantings.



Serge van der Voo was engaged a few years ago to design new landscape plans for each island, and this year was hired to install Appleby Court. They were very professional and hard working. Based on this experience and the feedback received from neighbors, we believe the project is a success.

Our neighborhood islands have no irrigation. So, a big **THANK YOU** goes out to the **Ritters** and the **Nelsons**, who regularly watered the island landscape through September and October, making sure the plantings were set up for a strong start.



Along with additional boulders, the trees and plants installed on the island include: Serviceberry, viburnum, low-gro sumac, Karley Rose Fountain Grass, Blue Chip butterfly bush, and sedge.



### Assessment Change for 2021

#### 2021 Homeowner Association Section 16 Assessment

The Board of Directors has authorized a \$40 per lot Section 16 Building and Use Restrictions assessment for the 2021 calendar year. This is an increase of \$20 per lot over the 2020 assessment.

The total amount due by February 15, 2021 will be \$190 (\$150 + \$40). See Column F6 in the Financial Summary under 2021 budget.

The Section 16 increase is needed to meet an anticipated \$100,000 Storm Drain "Big Dig" expense in the next four to six years. This item will be reviewed at the annual meeting conducted via Zoom.