



## The Colony Connection

### Upcoming Events

**Spring HOA Meeting**  
May 19, 7 p.m.  
via Zoom

**Subdivision-wide garage sale**  
June 4 & 5

### Commons/Colony Northville Road Rally

Friday June 4, 2021 5:30pm - 8:00pm  
(See [nce345.org](http://nce345.org) for more information)

### Bits, Bites & Other News

- **Officer Andrew Domzalski**, Northville Township police, will be available for the first few minutes of our HOA meeting, to answer any residents questions.

- **Tri-Sub wide weekly food truck**  
Dates are winding down, Remaining dates: May 5, 12, & 19 @ 7:pm. See [nce345.org](http://nce345.org) website and Facebook page for more information

- **Please add** "[hoa@nce345.org](mailto:hoa@nce345.org)" to your email contact list, we are continuing to have trouble with "comcast.net" addresses.

### President's Notes

Dear Fellow Residents

I was re-elected to our HOA Board in Nov, 2020 and became President in Dec. The call to serve our residents came at a time when our long serving Board Member, David Rabahy, needed a well-deserved break. David has served in various capacities, most recently as President. We thank him for his many years serving our residents and wish him the very best. Our community is only as strong as our residents make it. We look out for each other, setting aside our differences. We make sure our residents are safe.

### Spring Association Meeting

- The Board will present the 2020 actuals and 2021 budget.
- Agenda will be mailed out before meeting

For privacy and security reasons, the financials are not being posted, but will be emailed to all homeowners.

### President's Notes Cont.

We have a nice play structure in the North Park for our little ones. Our roads are in much better shape than they were just 10 years ago, thanks to your contributions over the years to fix them, and the leadership of all previous Board members.

Whether it is to pick up litter in the North/South parks or just in front of our homes, keeping our parks, streets and yards clean is our responsibility.

We have elections to the HOA board every fall. Even if the current board is very young, having a partial turnover every 2-3 years is generally healthy for the community. As such, I ask that you volunteer to run for a board position. Please contact the Board to show your interest.

We also would like to bolster our current Social Committee, with current members needing much-needed help in organizing activities to benefit our residents.

All our streets have a 25 MPH speed limit for vehicular traffic. Let us all slow down our driving as we have many walkers throughout the day.

Feel free to reach out to the board if you have any questions or suggestions to make our community better.

I look forward to seeing all of you soon.

### Board Members for 2021

**Mahesh Bhandari**, President  
**Mike Garliauskas**, Vice President  
**John Palmer**, Communications  
**Bob Veres**, Treasurer  
**Joe Carroll**, 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

**Dave Rabahy**, Basin Manager  
**Pam Csatari**, Islands & Grounds  
**Bob Tripi**, Webmaster

### 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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# Spring 2021 – May

## Clearing Backyard Storm Drains

As the weather warms up and you are cleaning your yards, please also make every effort to keep the area around the rear-yard storm drains clear of debris. Do not sweep any debris into any drains in your yard or along the curb in the streets. Both the rear-yard drains and the street drains empty into the South Park detention basin in the rear of our subdivision and any debris swept into the drains contribute to drainage problems in the basin.



If there is a drain that is in your yard which is covered over and cannot be located during an ongoing maintenance, the Northville Colony Estates 3, 4, 5 Home Owners Association will not be responsible for its cleaning and any costs from emergency cleanouts will be charged to the homeowner.

Please refer to the township's storm drain map on our website ([www.nce345.org](http://www.nce345.org)) in the Documents folder or contact the HOA board if you suspect you have a hidden drain.

## NCE 3-4-5 2021 Association Dues & Section 16 Assessment Update

The Homeowner Association approved a change to the Bylaws at the November 5, 2019 meeting replacing the \$25 dues late fee with a Tiered Late Penalty Fee.

The by-law change has successfully achieved improvement in on-time payment

Dues Status on 9/23/2020		Dues Status- 3/14/2021	Comments
Paid By	No. of Lots	No. of Lots	
Feb. 15 Due Date	301	304	Thank you for payment by due date!
End of 15 Day Grace Period	9	11	No penalty assessed for payments in grace period.
Lots Incurring Dues Penalty	7	2	In 2020, six lot late payments received by April 29 and one lot final payment on September 23.  In 2021, all payments received by March 14, 2021.
	317	317	

In 2019, late dues payments were made at 31, 37, 42, 48, 59, 59, 74, 74, 85, 86, 110 and 147 days late.

## Homeowner Dog Responsibility

Homeowners have the responsibility to leash your dogs when not on the premises of the owner per Regulation 53-9 F which can be accessed at the following link. [Township of Northville, MI AnimalsSearch: § 53-9 General regulations. \(ecode360.com\)](http://Township of Northville, MI AnimalsSearch: § 53-9 General regulations. (ecode360.com)).

We have had complaints over the years about dogs running loose in the common areas and on residents' private property and sharing this would clarify the rules regarding the owner's responsibility.

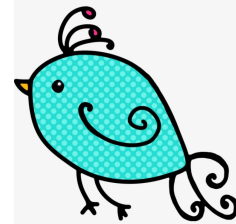


## Subdivision Walking

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.



Storm Basin Overview

Item	Comment
Sump pumps	<p>Proper installation, <u>e.g.</u> small pressure relief hole                      Extends life of pumps</p> <p>Volume flow varies                      Some homes have high water table, like underground river                      Pumps run very often                      Some homes have low water table                      Pumps rare less often if ever</p> <p>Flow rates increase during heavy rains</p> <p>Check valve(s); increases effectiveness by reducing backwash                      Required when using a backup pump</p> <p>Backup power                      Pros and cons</p> <p>Backup pump (electric vs. water-driven)                      Pros and cons</p> <p>Overflow alarm</p>
Sump lines	<p>Our ground water is heavy with minerals, <u>e.g.</u> lime and calcium                      Hardens into cement-like material                      Dissolve with chemicals?                      Mechanical cleaning                      Eventually the line might have to be replaced</p> <p>Overflow, keep it clear (<u>don't</u> cover with mulch)</p> <p>Original PVC was not strong enough                      If/when it is replaced then be sure to use a stronger pipe</p> <p>Connect to storm system, ideal is rear yard catch basin                      Do not dump into roads, causes icy areas in winter                      Dry wells do not work in this area due to heavy clay soil</p> <p>Regular cleanings to avoid blockage</p>
Gutters	<p>Route away from foundation                      Do not route into roads                      Do not route into storm water basin (causes boggy area)</p>
Catch basins	<p>Designed to accept ground flow into storm system                      Do not bury!                      Locate and unbury using <a href="http://nce345.org/Images/NCEStormDrainMap-v2.pdf">http://nce345.org/Images/NCEStormDrainMap-v2.pdf</a></p> <p>Do not build up flower beds which cause damming                      Contact association board if catch basin is flooding, means a clog needs clearing</p>
Grade/swales	<p>Homeowners are responsible for maintaining original grade and swales                      Critical for routing water away from foundations and towards storm system</p>
Storm water basin	<p>Inlets, erosion, riprap armor                      Inlet grates need to be kept clear of debris often                      Repair/replace as needed</p> <p>Outlet, stone filter                      Becomes clogged, fluff or replace often</p> <p>Mowing, remove clippings, avoid mowing in wet areas which leads to ruts                      Remove debris periodically</p>
Sink holes	<p>Contact association board, repairs will be charged to all homes served by the impacted line</p>