



The Colony Connection

Upcoming Events

Spring HOA Meeting
Wednesday, May 4th @ 7 p.m.
Northville Twp. Hall

Subdivision-wide garage sale
Is tentatively planned for
mid-May 2022

(See nce345.org for more information)

Bits, Bites & Other News

- Recent Theft in the Neighborhood:

There was a recent theft of a catalytic converter off a vehicle near Whitehaven & Knightsford during the night on March 20th. Northville Twp. Police are aware of the incident and stated this type of crime is becoming more common, where it takes around 5 minutes for the theft to occur. Please be diligent on where you park your vehicles and keep your eyes open for any suspicious activity happening and report to Police.

- Request for Volunteer(s): Help is needed to repair the wheels on the Red Car next to the play structure in the North Park.

President's Message

Dear Fellow Residents:

I am honored to guide this year's HOA board, having been elected President in November 2021. I am extremely proud and thankful for the contributions Mahesh made to the betterment of the NCE 345 community over the last year. I have big shoes to fill. I will echo his words from last year that, above all else, the goal of this board is to work toward solutions that look out for our community at large and help keep our residents safe.

My inspiration for joining the board in the first place was to help create an environment that compels the younger demographics to move into the community. They say that having a child

Spring Association Meeting

- The Board will present the 2021 actuals and 2022 budget & actuals to date.
- Agenda (preliminary) will be emailed out prior to May 4th Spring HOA meeting, subject to the final agenda available at the meeting.

For privacy and security reasons, the financials are not posted online. They are available upon request from the treasurer to the NCE345 HOA.

President's Notes Cont.

changes a person, and my desire to make things better and brighter started as soon as my son was born. The community impact of having happy, healthy children around is second to none.

The betterment of this community is a group effort. We all contribute to the culture and the purpose of this board is represent the greater will of the subdivision at large. As such, I ask that residents make an effort to attend our May 4th meeting so we can better understand what's on your mind and prioritize our efforts in a way that is more representative of your needs. I know it's not always fun to sit in a room to talk business, but your opinion can shape the future of things to come.

Please feel free to reach out to the board if you wish to volunteer for the social or grounds committees - our budgets are tight and every contribution to event planning, flower planting, or welcoming new residents makes a huge impact.

Lastly (and as usual), let's try to slow down on the roads. I can only shake my fist in the air at cars for so long before my arm gets tired.

Let's work together to make 2022 a fantastic year for NCE 345!

Respectfully,
Joseph Carroll

Board Members for 2022

- Joseph Carroll**, President
- Mahesh Bhandari**, Vice President
- Matt Hocking**, Communications
- Bob Veres**, Treasurer
- Mike Garliauskas**, Assets Manager

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

Clancy Horgan & Gwen Paradowski

In the Community

Please help welcome new neighbors in the community.

Help keep the subdivision clean.

Please 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: www.nce345.org

Facebook:
www.facebook.com/NorthvilleColonyEstates

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Spring 2022 – April

Cleaning 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) in the Documents folder or contact the HOA board if you suspect you have a hidden drain.

NCE 3-4-5 2022 Association Dues & Section 16 Assessment Update

On time Association payments and special assessments are the legal financial obligations of each residence in the NCE345 subdivision and are subject to late fees without due date reminders, similar to other living expenses (i.e. water, electric, gas, trash, property tax, etc.).

The NCE345 HOA approved a change to the Bylaws at the November 5, 2019 meeting replacing the \$25 late fee with a Tiered Late Penalty fee. The Bylaw change has successfully improved on time payments, reduced late fee assessments and significantly improved the volunteer follow-up service experience of the Board members.

On time payments, by the February 15, 2022 due date, was received for 292 of 317 (92%) subdivision homeowners with the remaining 25 (8%) received by the March 1, 2022 grace period date before late fees were to be assessed.

The goal is to receive all payments by February 15th each year and to reduce the number of courtesy reminders sent by the treasurer during the six-week (January 1st to February 15th) collection period.

Detention Basin Update

As many of you might have noticed during the winter months, there was a lot of heavy equipment in action in our South Park. Thanks to the Special Assessment funds collected in previous years and in Oct./Nov. of 2021, we were able to perform much needed cleanup. Over 700 yards of sediment and organic waste was hauled away in 17 trucks. The outlet was lowered about 6 inches to drain away more standing water, and new rocks installed around the outlet and in the 2 inlet plunge pools. A channel was created between the west inlet and the outlet in order to keep the much of the basin dry as possible. This will allow us to mow more area within the basin and keep non-grass growth to a minimum.

Pending work to be completed this Spring is the finish grading of the disturbed areas, install seed and mulch mats and fertilizer.

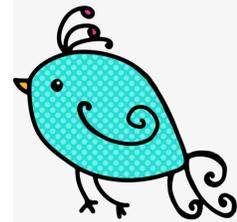
This project will have cost the subdivision approximately \$65,160. We are hoping to keep the basin in working condition with regular maintenance work every 1-2 years, depending on conditions, so we can try and avoid similar large costs in the future.



Before

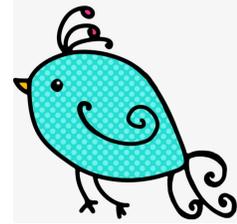


After



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 http://nce345.org/Images/NCEStormDrainMap-v2.pdf</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>



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://www.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.

Roadway Concerns / Issues

As an FYI, our subdivision roadways are under the jurisdiction of the Wayne County Road Commission (WCRC). The HOA has performed, in the past, maintenance improvements on our roadways to address pavement issues, when budget / assessments have allowed, but ultimately the maintenance of the roadways are the responsibility of the WCRC. If you have a concern or issue related to our roadways, please contact the WCRC at:

<https://www.waynecounty.com/departments/publicservices/roads/road-hazard-form.aspx>

to fill out a road hazard report with the county regarding your item of concern. Once completed, the WCRC will provide a request or reference number related to the filed report that may be used to follow-up on the status of the request. You can also contact at (313) 933-4705 to file your concern/issue as well.

Newsletter, On-Going Communication and Association Services

All residents are encouraged to periodically access our website for an ever expanding variety of subdivision information and documents at <http://www.nce345.org>

The Northville Colony Estates 3, 4 and 5 Colony Connection Newsletter is delivered electronically instead of through the mail. This change provides a savings on postage costs, free's up volunteer resources and provides more timely communications. To ensure that you are able to receive the newsletter and all electronic messages from the association, please ensure that hoa@nce345.org is in your email Contacts.

A limited number of paper mail communications continue for homeowners without email. If you would like to have a close friend or relative with email capability added to the Homeowner distribution list, send the information to:

Northville Colony Estates 3-4-5
P.O. Box 211
Northville, Michigan 48167

Or sent electronically to treasurer1@nce345.org and bmctripi@yahoo.com

Long time residents and new homeowners are reminded to provide and keep the Homeowners Association up-to-date on contact changes (email, phone, temporary address changes such as extended winter and summer relocations, etc.).

The treasurer provided financial institutions twenty-four (24) Home Ownership letters in 2021 for refinancing and real estate transactions.