



Minutes

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NORTHVILLE COLONY ESTATES 3-4-5

HOMEOWNERS ASSOCIATION MEETING

Thursday May 22, 2025, 7:00 PM

1. Meeting called to order & Quorum. 43 residences represented in person including all five board members.

2. Approval of December 11, 2024 meeting minutes, which are not available on the website for some reason. Today I learned that the Spring and Fall 2024 minutes were both missing from the website. Both will be added ASAP.

Feedback is that minutes should be posted sooner, which will be done going forward.

3. Northville Township Supervisor Mark Abbo- New Seven Mile Facility –

Mr. Abbo highlighted the new TWP municipal services facility, trails, potential water tower savings, in addition to numerous developments in western NT/PT industry corridor.

Mile road / major road sidewalks will be added along roads (on 6 Mile from Ravines to Hines Dr, Beck Rd btw 6 Mile and 7 Mile).

Question about 7 Mile road businesses not surviving at 10 acre site, prompted Mr. Abbo to mention that he anticipates an all new development to that site.

I-275 path to go connect west along 7 Mile toward Hines.

Township millage renewal planned for next year.



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4. Officers' reports

a. President (Jim Petrie)

Discussed the neighborhood's need to maintain visual standards of community.

Preliminary discussion of lawsuit ensued, the notes for which are included below in the lawsuit section.

b. Vice President (Joseph Carroll),

Speeding continues to be an issue:

County, NT Police informed Joe that new or additional signs to address the speeding issue will likely not be of help.

We can privately purchase speed limit signs for \$500/sign if we purchase.

\$5K - \$10K for speed bumps. Snow plowing is an issue with bumps, and the effectiveness of them is also minimal, as brake/acceleration increase around these obstacles.

c. Secretary (Steve Fabinski). Will make sure missing minutes are published forthwith.

d. Property and Assets (Jamie Verble)

Parks

New playground-safe mulch added to play area as part of refresh. Old mulch completely replaced.

Resident to assist with painting of play structure Jeep.

Dandelions proliferation in park addressed.

Resealing of path planned for park in June time frame.

Snow plowing



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Feedback from residents reflected dissatisfaction with snow removal.

Timing and prioritizing of services improved with existing plowing contractor.

Consistent issues with side street snow removal (near dirt roads) will continue to be of focus for improvement.

Road salt expense has not been used due to it being cost prohibitive.

Resident noted pothole present on northern stretch of White Haven.

e. Treasurer (Bob Veres)

Cash on hand for 12/31/25 est \$77,079.

Detailed financial information reviewed.

5. Committee Chairperson Reports

a. Website (Bob Tripi) Not present.

b. Parks, Recreation, and Grounds (Pam Csatari)

Pam's tireless efforts are continuing to bring beauty and improvements to the neighborhood with landscaping enhancements at sub entrance and within parks and islands.

c. Social (Clancy Horgan) Not present.

d. New Resident Welcoming continuing with J Garliauskas assistance.

6. Board Reports/ Updates

a. Solar Legislation: 2024 PA 68, The "Homeowners Energy Policy Act"



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Informational update on new State Law enacted July 8, 2024, affecting HOA authority to regulate green initiatives in the form of homeowner structural changes.

NCE345 Policy being drafted currently.

b. Litigation Update

Extended discussion occurred regarding lawsuit, with HOA attorney J. Corriveau assisting with technical questions re: current status.

Many residents voiced concerns regarding lawsuit expenses incurred.

Some voiced opinions that appeal already filed and in process should be halted.

In an effort to make sure that our subdivision rules become improved in terms of clarity, being current, as well as made consistency across all three separate subdivision documents, Daniel G. Nelson moved to form a Bylaws and BURs review committee and volunteer on the committee to make recommendations to board and be reviewed by legal counsel.

Motion seconded.

Comments made by several residences.

Motion passed.

Board members stated that bylaws and BURs represent a standing contract which they have an obligation to enforce.

7. Old Business

8. New Business

Complaint about unleashed dogs in park, coyotes.

Protective grate in the detention pond moved out of place.



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9. Questions/Comments

A few additional follow up comments/questions regarding the lawsuit.

Adjournment 9:30 pm.