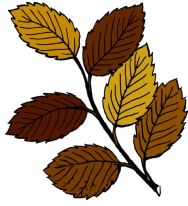
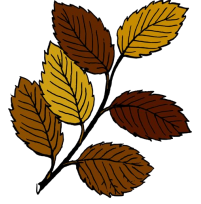


Fall 2023 – October-November



The Colony Connection



Fall HOA Meeting
November 1, 7:00 p.m.
Northville Township Building

From the President's Desk

Hello fellow residents of Northville Colony Estates Nos 3, 4, 5. I first want to introduce myself. My name is Matt Hocking and I live with my family on Knightsford Road near the detention basin. We have lived in the subdivision since 2016 and I have been a member of the HOA board for the past two years. I recently moved from the position of Vice President to President beginning in August.

The HOA board has had an active year regarding issues related to the enforcement of the subdivision's Building & Use Restrictions (BURs) as identified on each homeowner's property deed. There are separate BURs for each phase of the subdivision. The HOA has provided these documents on the HOA website in order for all residents to have convenient access and understand the specific requirements associated with their property, depending on which phase it is in. Below is a quick summary of some of the BUR issues the HOA board has responded to:

- **Stormwater Management System:** The HOA board has continued overseeing the annual maintenance of the recent improvements to the detention basin. A contractor has been working to keep invasive vegetation under control along with our grounds contractor cutting the grass within the basin. The basin has been functioning more efficiently since the grading and pipe improvements have been completed.
- **Recreation and Moving Vehicles:** Per the requirements of Section 8 of each BUR, outside storage or parking of these types of vehicles are prohibited, but the HOA board decided to establish a policy to allow for a maximum 2 days of parking within the subdivision for vehicles regulated by this BUR section. All residents need to be mindful of this policy going forward.
- **Sight Distance at Intersections:** The HOA board has been working with residents that live on corner lots regarding Section 14 of each BUR. This BUR section is important from the standpoint of maintaining clear visibility and safe traveling of vehicles within the subdivision at all intersections.
- **Outdoor/Exterior Home Projects or Structures:** Before embarking on any type of outdoor or exterior work to your property, residents will need to contact the HOA board in advance of the project in order to determine if any compliance with the BUR is required. Sections 12 and 15 specifically address requirements related to fences and structures. In addition, residents need to be aware the Northville Township Building Department requires HOA approval as part of some permit applications. Use of reputable contractors who will obtain all necessary approvals and permits ahead of time can prevent complications down the road as well. The HOA board has a legal contractual requirement to enforce the BURs, which in turn protects our property values by maintaining our beautiful neighborhood. The HOA board has entered into litigation with a non-BUR-compliant property.

The final subject I would like to mention is homeowners involvement in the HOA. Active resident involvement is key to a responsive, valuable, and sustainable homeowners' association. This helps maintain a visually pleasing neighborhood setting for our families and helps manage expenses. Please participate in our meetings and consider serving on the board at least one time while you're a resident of NCE345. With the board being made of up of volunteers that typically wish to serve for a limited time, the need for the election of new board members as the years go by is inevitable. In terms of the election of the upcoming 2024 HOA board, there will be, at a minimum, one board member position to fill with the upcoming retirement of a current board member. If not enough residents volunteer to be elected and serve to form the five member board, the HOA would be in violation of the by-laws, therefore requiring a change in how the HOA is managed going forward. Being a member of the board allows residents to have a more detailed understanding of the subdivision by-laws and BURs and the responsibilities therewith. This, in my opinion, benefits all residents!

Sincerely,
Matt Hocking
2023 HOA President

Volunteers

Pam Csatri, Islands & Grounds
Bob Tripi, Webmaster

Social Committee Volunteers

Clancy Horgan
Scott Malinowski

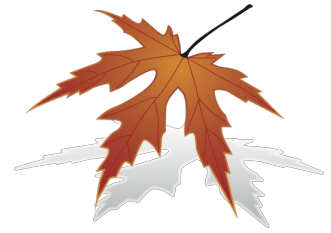


Board Members for 2023

Matt Hocking, President
Joe Carroll, Vice President
Steve Fabinski, Secretary
Bob Veres, Treasurer
Mike Garliauskas, Property & Assets

Feel free to email the Board with any concerns or suggestions at hoa@nce345.org, and a board member will respond promptly.

Fall 2023 – October-November



Neighborhood Notes:

- We are extending our thanks and appreciation for retired president **Mahesh Bhandari** and for outgoing property and asset manager **Mike Garliauskas**. Their years of outstanding support and dedication have been enormously valuable to our neighborhood. Their hard work and tireless efforts are testament to their passion for our community.
- Please welcome our interim Vice President **Joe Carroll**. Joe's strong board leadership background will undoubtedly be a tremendous asset to our neighborhood.
- We had a successful Easter Egg Hunt activity in April, and here is the list of planned activities for the rest of the year in the *Northville Commons Subdivision* park pavilion.
 - **Halloween Trick or Treat Event** - Sunday, October 22 at 4pm.
 - **Santa in the Park** - Sunday, December 16, 10 am - Noon.
- Special thanks go out to Pam Csaturi for all of her guidance and coordination with grounds upkeep and improvements and also to Bob Tripi for maintaining and updating our web-site. Great Work!!!
- *If you are interested in running for the 2024 HOA Board or helping on a committee, please reach out to the current HOA Board.*

In the Community

Please help welcome new neighbors in the community.

Report any suspicious behavior & activity you see within the subdivision the HOA board and to the Northville Township Police.

NTPD - (248) 349-9400

Website: nce345.org

Street Safety words of wisdom

Drivers illegally exceeding the speed limit (25 MPH) are a major safety hazard within our subdivision, particularly on the streets leading to and from the Six Mile Road subdivision entrance. Please pay close attention to your **vehicle speed** and especially **stop signs** as you navigate through the subdivision. Being involved with a tragedy is not something anyone ever wants to experience.

Most accidents are completely preventable. Driving in a safe and legal manner provides for much more improved reaction time. The sun setting earlier this time of year really increases the number of pedestrians, cyclists, and kids out and about after dark. If everyone involved acts as responsibly as they can we can avoid a truly sad event.

It is very hard to see pedestrians in the street after dark. As you know, there are no streetlights or sidewalks in the neighborhood. We ask those who must walk, run, or ride bikes during non-daylight hours to please carry a flashlight or headlight and to walk and ride in a single file in the presence of moving automobiles. In addition, when wearing any form of headphones, it is highly recommended to pay attention to your surroundings when traversing our roadways.

Be very cautious of careless drivers.

Homeowner Pet Responsibility

There have been numerous reports this year about owners not picking up after their dogs in the park, as well as dogs not on leashes. Cats and Dogs cannot be left to roam neighbors' yards.

Homeowners have the legal responsibility to leash their pets 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))

