

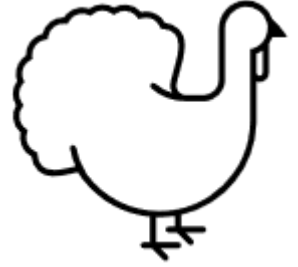
# Fall 2024

## The NCE 345 Colony Connection

### Fall HOA Meeting

Wednesday, Dec 11, 2024 @ 7:00 p.m.  
Northville Township Administration Office  
44405 Six Mile Rd, Northville, MI 48168

*Hoping you all have a wonderful holiday season!*



### From the President's Desk

Over the last year the board has been focused on improving our subdivision parks and entrance. It has paid off with many residents and their children using the parks and our play structure during the day and sometimes into our lovely evenings. There is baseball, soccer, kite flying and many other activities. We have also paid close attention to supporting our subdivision site restrictions which are the foundation of our strong property values. We have appreciated your support and guidance with our continued work. At our meeting we wanted to thank four residents for their work in improving our community. Please join us as we honor their contributions. They are:

**Bob Tripi** - Bob has organized and redesigned our association web site and communication activities. Bob has been helping for several years and has done an excellent job.

**Pam Csatari** - Pam has been tireless in working to improve our park, play structure, islands, and entrance. She has developed plans, researched and supervised plantings and improvements for many years. Our subdivision looks much better because of her work and dedication.

**Matt Hocking** - Matt served on the association board for several years. He provided important ideas in many areas. His leadership and dedication have been key to our success.

**Clancy Horgan** - Clancy has served on the Social Committee for many years. She has developed activities for our families during holiday seasons. Clancy also coordinates with our neighboring subdivisions to ensure we are invited to activities that are part of their social arrangements. Clancy has brought so many good times to the children and residents of our community.

### HOA Board of Directors

**Jim Petrie**, President Pro-Tempore  
**Jamie Verble**, Vice President  
**Bob Veres**, Treasurer  
**Joseph Carroll**, Property & Assets  
**Steve Fabinski**, Secretary

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



### Upcoming Meeting Highlights

- Northville Township Fire Department will give an informative safety presentation to address recent concerns over battery charging best practices.
- Volunteer Recognition.
- 2025 Board of Directors election.

### The 2025 HOA Board of Directors

2025 is almost here and we need volunteers! At our upcoming Fall HOA Meeting, the membership will elect the 2025 Board of Directors. Per our HOA Bylaws, 5 members are required for the Board.

An email communication recently went out to the membership encouraging volunteers to run for the board positions.

Our current 2025 slate of candidates so far includes the five incumbent board members. If you also wish to run, don't worry, because as always, there will be blank lines included on the ballot for write-in candidates the day of the big vote Dec 11.

If you are unavailable to join our meeting Dec 11, one proxy form has been provided via postal mail in order to allow you to either designate a resident proxy or a board proxy to cast a vote Dec 11 in your absence. This form allows you to sign over your vote to another individual, and is completely optional. The completed and signed proxy form will then be turned in at the meeting and a ballot will be given to your proxy to fill out and cast.



## NEIGHBORHOOD NOTES

### Colony Estates 3-4-5 Homeowner Association meeting at the Northville Township Hall.

December 11, 7:00 pm

The purpose of this communication is to notify Association members of the meeting and to seek nominations for the 2025 Board elections. Additionally, volunteers are needed to serve on committees

The purposes for which the Association is formed, and board responsibilities are described in Article II of the bylaws <https://www.nce345.org/policies.html> :

1. To exercise all of the powers of the Lot Owners' Association as described in the Building and Use Restrictions <https://www.nce345.org/bur.html>
2. To promote the welfare of its members by maintaining and beautifying the several subdivisions in which its members are located, by enforcing building and use restrictions (Article IV-Section 12), by representing its members before governmental boards or bodies, by promoting social and recreational activities, and by engaging in such other activities as are incidental thereto and not forbidden by the laws of the State of Michigan.

Five board officers as described in Article IV and V govern the Association business.

The board is thankful for the 2024 leadership of President Matt Hocking who has resigned for personal reasons and will not run for re-election in 2025.

The current 2024 Board will be seeking 2025 election at the December 11, 2024 meeting.

- Jim Petrie- President
- Joseph Carroll- Assets and Property
- Steve Fabinski- Secretary
- Bob Veres- Treasurer
- Jamie Verble- Vice President (vacancy appointment)

Additionally, residents can submit their name for election in person at the actual meeting.

There is one vote per lot. A proxy form uniquely identified for each lot is being mailed, which can be used in case a resident is unable to attend the meeting. This enables another association member or if they prefer the HOA Secretary to cast a vote for them in their absence.



## MORE NEIGHBORHOOD NOTES

### Litigation Update

The Northville Colony Estates 3-4-5 Homeowner Association filed a complaint in Wayne County Court on October 5, 2023. At the May 2024 HOA meeting, public knowledge disclosed during the Discovery Process was presented. Subsequently, a website presentation link was made available to all HOA residents and copies mailed to residents without email / internet access.

The timeline status of the case since May 2024 is (at Newsletter publication):

- Discovery- Completed August 16, 2024
- Case Evaluation- Completed October 15, 2024
- Settlement Conference- Hearing Date is December 3, 2024
- All motions for Summary Disposition must be filed- January 3, 2025
- All Response briefs due- January 24, 2025

### Building and Use Matters

The Homeowner Association has recently taken action to remove the installation of outdoor storage sheds on properties.

Residents are reminded to consult the Building and Use Restrictions (BUR) for projects and improvements on the exterior of the house. The HOA BUR are readily available on the website at <https://www.nce345.org/bur.html>

Before starting any exterior project or installing any exterior structure, contact the HOA Board to seek approval, if required under Section 15a which reads “ No building, enclosure or other structure shall be commenced, erected, placed or maintained, or shall any addition to or change or alteration to any structure be made, except interior alterations, until the plans and specifications, prepared by a competent architect showing the nature, kind, shape, height and materials, color scheme, location on lots and approximate cost of such structure and the grading plan of the lots to be built upon shall have been submitted to and approved in writing by the Grantor, and a copy of said plans and specifications as finally approved, logged with said the Grantor”.

### Treasurer Report

- A full report for 2024 along with the 2025 financials will be provided.
- The Calendar Year 2023 IRS 990-EZ filing has been accepted by the IRS.
- The 2025 annual dues (\$240) and Section 16 assessment (\$40) is projected to remain the same as calendar year 2024 at \$280 total (\$240+\$40). Each homeowner will receive a billing in January 2025.

