

Late Fall 2025



The NCE 345 Colony Connection

Fall HOA Meeting

Tuesday Nov 25, 2025 @ 7:00 p.m.
Northville Township Administration Office
Downstairs conference room
44405 Six Mile Rd, Northville, MI 48168
HAPPY HOLIDAYS!



Northville Colony Estates 3, 4, & 5 Newsletter - November 2025

Introduction: It has been a great summer season for our community. Our eight acre park has gained a lot of attention, from our play areas and frequent use for baseball playing and kite flying. With this summer's rain the grass has remained green and lush. The walkers, runners, and bikers have all been very busy. There always seems to be someone in the park. Some highlights from the past months include:

- New special mulch was installed in the play area in the spring. It is working very well.
- Our quarter-mile long park path was resurfaced and repaired in June.
- The detention basin got some special attention this fall. The high weeds, cattails, and phragmites that run along the drainage ditch were cut down and removed. This will allow faster drainage during storms. It will also allow us to increase the area that can be mowed.
- 2026 Annual Dues & Assessment expected to remain unchanged at \$280.

Some reminders:

- If you are planning changes to your property exterior, please check with your association (the contact information is at our website nce345) before you move ahead with your change.
- Remember that the speed limit is 25 MPH. With so many children we need to be careful.
- As always, please pick up after your pets.

The second meeting of your association will be on Tuesday November 25th at 7 pm in the lower level of the Township Hall. The agenda will include the elections of board members, discussion and approval of the 2025 budget and additional items. Please join us!

Solar power. Recently the state legislature enacted legislation to increase use of solar power. This issue has been a very complex one for your association. It has also been a concern to the other 65 H.O.A.s in Northville Township. We have been trusted with finding a balance between the legislation and our responsibilities we have to protect our homeowners.

A special thanks needs to be extended to Steve Fabinski for his service to the board. Steve has served as secretary for three years. He has offered many ideas and solutions to the important problems that come before the association. Thank you Steve for your service to our community.

Association Officers

Jim Petrie, President
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, and a board member will promptly respond.



The 2025 HOA Board of Directors

Please consider volunteering for the board for 2026. This is a great opportunity to help out your neighborhood.

**South Park Basin- A Look Back Before and After Section 16 Assessments
2022 Before “Big Dig” - Basin Flooding / Never Fully Drained**



“Big Dig” Channel



August 2025



October 2025 Maintenance Complete

Fall leaves have arrived! Keep storm drains and roadway clear and leaf free.

