

Spring 2023 – April



The Colony Connection

Upcoming Events



Spring HOA Meeting May 10, 7 p.m. Northville Township Building

We had a successful Easter Egg Hunt activity on 4/1/2023, and here is the list of planned activities for rest of the year:

- Road rally - June (date TBD)
- Summer Celebration and kids bike rally - Sunday, August 20th.
- Halloween Party - October 22nd at 4pm.
- Santa in the park - December 16th 10am

From the President's Desk

We had a decent showing at our Fall HOA meeting in December. Thank you for participating in a vote to increase our annual dues, which passed with 71% approval. The increase was necessitated by an increase in inflation, which is expected to continue into the foreseeable future and is affecting all of us.

It is important for all residents to cast their vote for the decisions the HOA makes. Your engagement in our activities is very crucial and helps the Board to be transparent for the benefit of everyone.

We have wrapped up another year of the successful collection of the Annual Dues. As usual, if you are facing hardship and will be delayed in timely payments in the future, please reach out to the Board to create a mutually agreeable payment plan. Please also help the Board with timely payments, the Dues statements are sent with plenty of time to send in your payments.

We have a signed contract for our Grounds work with Faith Landscaping and four Weed & Feed applications with Welton Lawn Care.

Bulletins

If you are interested in running for the 2024 HOA Board or helping on a committee, please reach out to the current HOA Board.

...President's Desk continued:

All roads within our subdivision are residential, vehicular traffic should be limited to 25 MPH. There are many young families with kids, we need to slow down for them and all the walkers/runners. Law enforcement does patrol our roads very frequently.

We continue to communicate with Homeowners that are in violation of our existing Building and Use Restrictions (BUR). We ask all Homeowners to familiarize themselves with the BUR document (available on the HOA website) in order to understand the requirements for proposed improvements to properties that require Board approval. The HOA recently amended the Bylaws regarding the increase in the annual dues. Any change to the Bylaws, when proposed by the Board, always requires approval by the Homeowners.

Please share any ideas you have for improvements in our community. If you have time to volunteer on one of our committees (Social, Grounds, Welcome, Bylaws), please reach out to the HOA Board for more details.

We look forward to seeing you at the HOA meeting.

Board Members for 2023

Mahesh Bhandari, President
Matt Hocking, 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.

Volunteers

Pam Csatari, Islands & Grounds
Bob Tripi, Webmaster

Social Committee Volunteers

Clancy Horgan
Scott Malinowski

In the Community

Please help welcome new neighbors in the community.

Help keep the subdivision clean. Keep vehicle speeds down on our streets. The law is 25 mph.

Report suspicious behavior & activity to the Northville Township Police.

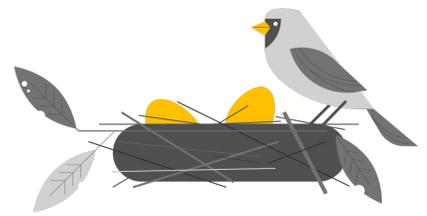
Thieves are actively targeting our neighborhood vehicles for catalytic converter theft.

Website: nce345.org

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Neighborhood Notes:

- **Tom Dewey**, longtime resident and ex-Board member, passed away on April 1. Tom was a long time resident and one of the founders of the Homeowners Association. He served as Vice President for many years and headed up the North Park Committee for more than twenty years. Tom was instrumental in many of our planting of trees, shrubs and flower areas in both parks.
- The Audit Committee will present their findings regarding 2022 Financials during Spring HOA meeting.
- Fall 2022 HOA meeting minutes are on the website, please review and come with any questions you might have to the HOA meeting.

South Park Detention Pond Big Dig

Before...



In Process...



The Final Product !



Work completed in May 2022, to the satisfaction of the Board. Northville Township certified the Basin in August 2022, with a potential re-visit in 5 years.

- The Basin now drains much faster.
- Cattails were sprayed in Fall 2022. We hope to keep them out of the Basin.
- The Basin was created over 40 years ago, and is now returned to its original look.

Subdivision Walking

It is **very** hard to see pedestrians in the street after dark. There are no streetlights or sidewalks in the neighborhood. We ask those who must walk during non-daylight hours to please wear a **reflective vest** and/or carry a **flashlight**.

Using any form of headphones while walking in the street is a terrible idea.



Homeowner Pet Responsibility



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. \(ecode360.com\)](https://www.ecode360.com/mi/animalssearch/53-9-general-regulations).

We have had complaints over the years about nuisance dogs and cats running loose in the common areas and on residents' private property. Following the law by keeping your animals on your property makes for a friendly neighborhood.