

# Spring 2024



## The NCE 345 Colony Connection



### Spring HOA Meeting

Wednesday, May 8, 2024 @ 7:00 p.m.  
Northville Township Building

**Special Guest: Northville Township Supervisor Mark Abbo**

We really live in an outstanding neighborhood. Our longtime neighbors, new friends, and family that live nearby make this a truly great place to live and play. Our two large parks, which total around 15 acres, give us plenty of space to unwind and exercise. The well-kept homes, manicured yards, and friendly atmosphere all make us feel lucky to reside here. Our high quality schools and easy access to expressways are just the icing on the cake.

### From the President's Desk

What an exciting year 2024 is turning out to be so far in our neighborhood. From new plantings and landscaping in our parks and common areas, to some fantastic exterior enhancements now seen on many resident's homes. We have had several new neighbors move in, so please give them a nice welcome while you're outside, taking walks and enjoying the pleasant spring weather.

As usual, there is much more work to be done to continue to improve our wonderful neighborhood. Our asphalt pathway in the North Park is starting to show its age, to name just one opportunity for improvement. Our assets manager has been working diligently with our grounds contractors, including snow removal partners to reduce lead time for plowing operations after future snowstorms, which will be in place when the snow flies next winter.

*Looking forward to seeing all of you at our May 8th meeting! Northville Township Supervisor Mark Abbo will be present at our meeting to provide an update on the Township and answer questions from our residents. This is a great opportunity for our residents to interact with our Township Supervisor, so please consider attending!*

### What is BUR Section 15?

Section 15 of our Building and Use Restrictions documents details our exterior construction regulations. These contractual obligations, also known as the BUR, can be found on the NCE 345 HOA website, [nce345.org/documents](http://nce345.org/documents). This section of the BUR communicates the legal requirement to gain HOA approval before construction activities are started.

Prior to enhancing the exterior of your home, yard, or delving into an exciting new construction project, It is best to reach out to the Board in advance. This is the best practice, even if the enhancement may seemingly be minor. If in doubt whether an upcoming enhancement requires advanced approval, please contact your friendly HOA Board, who will be happy to offer quick and helpful guidance. This due diligence protects our investments and assures our neighborhood remains beautiful and harmonious. Please be aware that certain enhancements that require obtaining a building permit from Northville Township will require the submission of a HOA approval letter as part of the application to the Township.

**Memorial Day Parade**  
Downtown Northville  
May 27, 2024 @ 10:00 AM



### HOA Volunteers

**Pam Csatri** - Islands & Grounds  
**Bob Tripi** - Webmaster  
**Clancy Horgan** - Social Committee



### HOA Board of Directors for 2024

**Matt Hocking**, President  
**Jim Petrie**, Vice President  
**Bob Veres**, Treasurer  
**Joe 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.

# Spring 2024

## Neighborhood Notes:

- Please welcome our new board member, **Jim Petrie**, who will be serving as our dedicated Vice President. Jim's extensive experience will be a tremendous asset to all of us this year. Not only is Jim a long time community member who has raised his family right here, but he has effectively served on the Board for many years previous.
- You may have noticed improvements made to some of the commons areas, the front entrance area, and also the White Haven island, none of which would have been possible without **Pam Csatari's** vision and coordination. Thanks to her for all of her help. More improvements are to come, hopefully in the near future!
- **Bob Tripi** has worked diligently to make sure that the most informative and comprehensive documents are now conveniently posted online for our easy reference. **Website: [nce345.org](http://nce345.org)**
- **Litigation:** The public complaint on the NCE 345 Homeowners Association Building & Use Restrictions enforcement action is available upon request. ([hoa@nce345.org](mailto:hoa@nce345.org))
- The following activities for kids of all ages are tentatively scheduled to occur either in the *Northville Commons Subdivision* or *NCE 1-2 park pavilion*.
  - **Halloween Trick or Treat Event** - Sunday, October 19, 2024
  - **Santa in the Park** - Sunday, December 15, 2024



*There's a new tree in the North Park*

## The 2025 HOA Board of Directors

At our upcoming Fall HOA Meeting, the HOA will need to fill at least one vacancy on the Board of Directors. Per our HOA Bylaws, 5 members are required for the Board. The HOA will need at least one resident to consider becoming a candidate for the election to serve. A volunteer(s) is needed.

## 1940 Aerial Photograph

With present day street map overlay showing how much our neighborhood has changed in 85 years.

