



Central Park Estates

Homeowners Association Newsletter

ASSOCIATION BOARD:

Craig Chismar	President
Eric Krieger	Vice-President
Jennifer Raab	Secretary
Mark Vacca	Treasurer
Patti Najduk	Assistant to Board/Special Projects Coordinator

COMMITTEES

Pool Representatives

Steve Dixon
Amy Fava



Next Door: Nextdoor.com,
CENTRAL PARK PHASE I

Website: [http://
centralparkphase1hoa.weebly.com](http://centralparkphase1hoa.weebly.com)

Newsletter

Elizabeth Gaecke 734-658-5623
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CORRESPONDENCE

Address

Central Park HOA #1
P.O. Box 87844
Canton, MI 48187-0844



CP HOA Telephone

734-480-3938

This number is a voice mailbox which will be monitored by the board. Please consider leaving an email address for communications.

Pool Telephone

734-480-4966



November 4 week: Trash day changes to Friday.

December 6: Last day for yard waste collection.

December 31: CP HOA dues letters will be sent.

January 31: CP HOA dues are due before late fees are charged.

From the Central Park HOA Board

Happy Fall Season to all of our 233 residents in Central Park Phase I!

Hello Neighbors. A quick note with some important news to keep our association updated and informed.

Association Dues: \$545 to be mailed PRIOR to January 31, 2018. Late fees of \$25 will be assessed for any payments post marked after January 31st. Please place your lot number AND Address on the check for our records. **NOTE: ALL LOT NUMBERS AND CORRESPONDING ADDRESSES NOW AVAILABLE ON OUR WEB SITE UNDER THE COVENANTS, RULES AND RESTRICTIONS TAB.**

Home Values: We want to remind everyone that this Board of Directors is constantly handling architectural complaints concerning the condition of several homes in our neighborhood that detract from the look, feel and value of all surrounding homes. In order to keep Central Park Subdivision number one in desirability and to keep our current home values high, we MUST adhere to all of our covenants, conditions and restrictions.

Keeping home values as high as possible in Central Park Subdivision is THE main goal of our Board of Directors. **Please take the time to visit our web site, <http://centralparkphase1hoa.weebly.com>, and review the architectural restrictions and guidelines to help each home owner with necessary home and landscaping maintenance. Again, this is vital to keeping our subdivision number one in value and desirability.**

Curbs and Roads: I have attended several Canton Charter Township Board of Trustees Meetings, drafted a large application for our curb and road maintenance needs and have met with Canton Township Staff Engineer Charles Larocque and Senior Project Manager Larry Dropiewski. I am excited to announce that CP HOA #1 HAS been accepted as one of the Residential Millage Road Projects offered by Wayne County and Canton Township after last August's election. Our subdivision project will consist of over 1600 linear feet of cement curb replacement, hot tar crack sealing and three coats of a very heavy polymer called "Liquid Road."

Liquid Road™ is a high-performance mineral and fiber reinforced asphalt emulsion blended with polymers and special surfactants for superior adhesion, flexibility, and durability. Liquid Road™ replenishes the binder that is lost through oxidation and weathering, while providing a slip resistant durable surface treatment. Liquid Road's deep, rich black color gives old, oxidized pavement a "like new" surface that melts snow and ice faster, and reduces cleaning and maintenance costs. To see pictures, visit the CP HOA website.

Estimated costs associated with our road projects will be \$70,000 for new curbs and \$235,000 for Liquid Road. With the current "Matching Program" CP HOA #1 will be responsible for about \$30,000. We have provided the Township with \$20,000 for the initial start-up with remaining balance transferred when work is provided. The Township has agreed to fix our 7 deteriorating storm drains that I have reported to Wayne County Roads for repair. In the event Wayne County will not or cannot fix these storm drains, Canton Township has a program under the new millage passed that allows them to spend money to fix broken, worn and deteriorating storm drains in Township subdivisions. Canton Township will spend 2019 on subdivisions north of Ford Rd and 2020 on subdivisions' south of Ford Rd. **Starting date for curb replacement and asphalt repair will be in 2021 and 2022.**

Storm Drains: On this subject of **STORM DRAINS**, PLEASE remove all leaves and debris that is blocking any storm drain in front of your homes. It is a Township Ordinance that places this **responsibility on the home owners whose property holds storm drains.** It is vital to keep these street storm drains clean to avoid any flooding during storms and to allow proper drainage. It is also instrumental for proper asphalt road maintenance.

Light Posts/Gazebo/Irrigation: We repaired our light posts on Central Park Drive providing L.E.D. lighting, new dawn to dusk sensors and new fuse breaker switches. The small Gazebo Park lighting poles were also serviced and new on/off sensors in place. The gazebo has been refurbished and repainted with fresh red and black paint this summer which should last several years. We replaced several sidewalk squares in our common areas. Our irrigation system was under constant repair this season due to age of system and damage. Heads, valves, timers and other issues taken care of this past summer and system should be fully functional in the spring.

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Fall Reminders:

Help keep drains clear - **remove leaves from street curb area.** Rain and melting snow needs to be able to drain. Help clear drains in street in front of your home.

Pool Reminders:

Pool parking lot will be closed to stop loitering/vandalism damage. Keep pool card in safe place. Replacement cost is \$25. As a result of current boards goals for fiscal responsibility - no due increases for 2019.



LOCAL HAPPENINGS:

Wayne County LightFest: November 21 - December 31, 7 p.m. - 10 p.m. \$5 per car. For more information: <https://www.waynecounty.com/departments/publicservices/parks/wayne-county-lightfest.aspx>
Wild Lights & Polar Package at the Zoo: November 16 - December 31. For more information: <https://detroitzoo.org/events/zoo-events/wild-lights/>
Holiday Nights in Greenfield Village: December 5 - 28, 6:30 - 10 p.m. <https://www.thehenryford.org/current-events/calendar/holiday-nights->

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NEW TRASH DAY: starting November 4th, our trash pick-up day will be FRIDAY. With the new day in mind, please remember to keep your recycle containers and trash cans stored where they are NOT visible from the street. One of the most common complaints is about garbage cans both placed out too early and/or left out for several days after trash collection. Please be aware of the Canton Township Ordinance stating trash cans cannot be placed at curbs before 7 pm the night prior and empty cans MUST be removed in a timely fashion the day of collection.

SPEED LIMIT IS 25 MPH: This is an ongoing issue in our subdivision especially along Manhattan Circle and Central Park Drive. Our subdivision is filled with young families and pets so please SLOW down. We encourage all residents to call Canton Township police often about speeding traffic in front of their homes. The Township police will respond and can ticket violators. Please be cognizant about your speed and talk to all drivers in your household. A moment of lapse could cost your driver a lifetime of angst. 25 mph OR less please.

Mailboxes: Please remember to maintain all mailboxes per our rules and regulations. Help with this topic is found on our web site or by contacting <http://mailboxesbybob.com>. And on the CP HOA #1 web site: <http://centralparkphase1hoa.weebly.com>.

Street Trees: It is that time of year to also TRIM your trees. Per Township Ordinance, you MUST keep trees trimmed at 7 feet from the street and sidewalk overhangs. The board has taken numerous complaints of low tree branches hitting walkers and joggers in the face as they use the sidewalks and street curb areas. Properly trimmed trees also add to the overall great aesthetic look of a well-groomed subdivision.

SNOW REMOVAL: Begonia Brothers will be plowing snow for subdivision streets whenever the snow is greater than 2" in depth or more. This includes clearing sidewalks that run parallel to the road near common areas and are close to the road at a 3" depth or greater. Please do not park cars in the street during snow storms so that subdivision roadways can be properly cleared. Begonia Brothers will not plow snow away from mail boxes to avoid costly damage to the posts. It will be the homeowners' responsibility to clear remaining snow away from the mailboxes so the carriers can deliver mail.

Paint: We are excited to announce that Sherwin-Williams has extended to us a subdivision discount account for all of our paint and painting product's needs. Please freely use our account number **#5173-3636-8**. Please follow all our "Neutral Color" guidelines for any exterior painting needs. Our Architectural Guidelines are available on our web site under Maintenance Tab when you visit <http://centralparkphase1hoa.weebly.com>. Reach out to Patti Najduk or Jen Raab for any architectural issues that may arise as they both work very hard at keeping us all informed on violations and solutions to keeping our homes at high market value. Remember that you can contact any current board member via email. Emails are available on our web site.

Have a super nice Fall and Holiday Season this year and know that your current board is very dedicated and works hard on every issue you read about. Thank you to Mark, Pattie, Eric and Jen for all your time and efforts. Have a safe Fall and please remember to slow down when driving in our subdivision.

This is a great place to live! Peace! Craig Chismar, President, CP HOA #1.

Sandy Pattock-Beeler & Bob Beeler

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