



# 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>

#### Newsletter

Elizabeth Gaecke 734-658-5623  
[egaecke@gmail.com](mailto:egaecke@gmail.com)

### 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



#### December 18:

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 1!

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

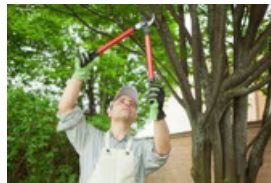
**Association Dues:** \$545 to be mailed PRIOR to January 31, 2021. Late fees of \$25 will be assessed for any payments post marked after January 31<sup>st</sup>. Please place your lot number AND Address on the check for our records. **NOTE: ALL LOT NUMBERS AND CORRESPONDING ADDRESSES NOW AVAILABLE ON OUR WEB SITE UNDER THE COVENANTS, RULES AND RESTRICTIONS TAB.**

**NEWS:** Due to Covid-19 we were unable to have an annual Home Owners Association meeting this past spring or summer. A 2020 meeting will not take place this year. Hopefully we can schedule our annual Home Owners Association meeting in the Spring of 2021. The Board of Directors will remain the same, are in constant communication, and will continue to work hard to resolve all issues that arise. Here's a quick note with some important news to keep this entire association updated and informed. I want to remind everyone that the 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. We have currently taken over the landscaping issues on a home and have an open lien on said property to recoup payment. In order to keep our subdivision #1 in desirability and to keep our current home values high, we all MUST adhere to all of our covenants, conditions and restrictions that are available for review on our subdivision web site at [centralparkphase1hoa.weebly.com](http://centralparkphase1hoa.weebly.com).

**HOME VALUES:** Keeping home values as high as possible in Central Park Subdivision is THEE main goal of your current Board of Directors. **Please take the time to visit our web site and review the Architectural restrictions and guidelines to help each home owner with necessary home and landscaping maintenance vital to keeping our subdivision #1 in value and desirability.**

**TREES:** The biggest complaint to date is overgrown boulevard trees (trees between the side walk and road). There are too many low hanging branches obstructing walker, joggers, and bike riders. It is a Canton Township Ordinance and Association Rules to keep tree branches trimmed 7 feet ABOVE the sidewalk and road. We are asking EVERYONE to trim your boulevard trees this fall.

On this note, we want to express our praise to all of you who have been actively working on your yards this year. Our neighborhood looks great and complaints have reduced this year in comparison. The quick listing to selling ratio for home sales AND the sales above asking prices are a testament to that!



**ROADS:** Our road project is still approved however due to COVID-19, all work has been suspended. We fully expect work to start on our subdivision spring of 2021! We wanted to provide the following information for those new to the subdivision or those who did not receive our updates from last fall.

I, Craig, have attended several Charter Township of Canton Board of Trustees Meetings, drafted a large application of our maintenance needs and have met with Canton Twp. Staff

Engineer, Charles Larocque and Senior Project Manager Larry Dropiewski. I am excited to announce that C.P.H.O.A. #1 HAS been accepted as one of the

Residential Millage Road Projects offered by Wayne County and Canton Township in 2018. Our subdivision project will consist of over 1600 linear feet of cement curb replacement, hot tar crack sealing and 3 coats of a very heavy polymer called "Liquid Road."

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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.

Estimated costs associated with our road projects will be \$70,000 for new cement curbing and \$235,000 for Liquid Road. With the current "Matching Program" C.P.H.O.A. #1 will be responsible for about \$30,000. We have provided the township with \$20,000 for the initial startup with any balances transferred when other 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. **STORM DRAINS: PLEASE remove all leaves and debris in the street that is blocking any drain in front of your homes.** It is a Township Ordinance that places this responsibility on the homeowners 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 normal drainage also instrumental for proper asphalt road maintenance. Starting date for curb replacement and asphalt repair will be in 2021 and 2022.

**SPRINKLER SYSTEM:** Our irrigation system was under constant repair again this season due to the age of the system and damage. Heads, valves, timers and other issues were taken care of this past summer as well as several large leaks. Work on some areas of our aging irrigation system continue thru this fall. We certainly hope our work the past 2 seasons updating and fixing issues will slow or stop completely next season. Please advise us quickly about any irrigation issues you may notice such as stuck on valves, constant watering, large leaks or stuck closed valves (dry, brown, dead grass areas). Call 734-480-3938 to leave a message about any irrigation concerns to our common areas.

**TENNIS COURT/POOL:** Thank you Pool Board for all your hard work this past summer! Our pool and tennis court is a perk making our subdivision very desirable. The tennis court NOW has a newly installed locking gate to allow the sole use by our residents in good-standing (up to date dues paid in full). You MUST now use your Pool Security Fob to unlock the tennis court gate. Lost or missing Pool/Tennis Court Security Fobs cost \$25 to replace. Call the pool board at (313) 731-2896 to request a new security key fob.



**TRASH PICK-UP - FRIDAYS:** 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 our garbage cans both placed out on the curb too early and left out for several days after trash collection. Please be cognizant of the Canton Township Ordinance stating trash cans cannot be placed at curbs prior to 7 pm the night prior and empty cans MUST be removed within 12 hours 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 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 contact <http://mailboxesbybob.com> C.P.H.O.A. #1 web site: [centralparkphase1hoa.weebly.com](http://centralparkphase1hoa.weebly.com).

**REMINDERS:** Dog Waste Stations WILL be open year-round. Keep all street storm drains clear of leaves and fall debris. Remember when the snow starts you must keep cars out of the street for the snow plows to properly maintain clean streets and per Township Ordinance you must clear off your sidewalks. Please trim your boulevard trees to 7 feet over the street and sidewalks. Look for \$545 Dues payment requests in December for January payment.

**PAINTING:** 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 PAGE under Maintenance Tab and is available when you visit [centralparkphase1hoa.weebly.com](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.**

