

Central Park Estates

Homeowners Association #1 Newsletter, May, 2022



ASSOCIATION BOARD

Craig Chismar - President

Eric Krieger - Vice-President

Patti Najduk - Assistant to Board/Special

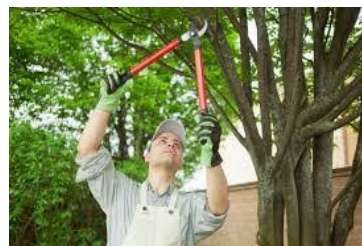
Mark Vacca - Treasurer

Jennifer Raab - Secretary

Projects Coordinator

Hello Neighbors!

Central Park Subdivision has become the most desirable place to live in Canton. Realtors have reported that all our homes are pushing close to \$500,000 median. Agents love our pool, clubhouse, parks, and appearance. Some homes have sold for over \$600,000 recently. Your Board makes market value our top priority, but we need your help. Each homeowner must maintain their homes with trimmed trees, bushes, and general landscaping. Weed free lawns with frequent cuts and fertilizer are mandatory. Fresh paint, roofs and cement help keep our home values high.



Our budget and funds are solid, and our homeowner dues will not rise and have stayed the same for almost 20 years. We will soon have new curbs, storm drains and asphalt roadways completed at no increased costs to dues or special homeowner assessments. We continue to maintain our parks, gazebo, courts, and berms for eye pleasing aesthetics.

Please refer to our website often at centralparkphase1hoa.weebly.com and reach out to any board member with any questions or concerns. Report any issues on our voicemail at 734-480-3938. Please drive slow and safely in our subdivision and remind your household drivers to obey the 25-mph speed limit. Enjoy our pool, parks, gazebo, tennis court, meet your neighbors and have a great summer.

Included in this newsletter are the minutes from our recent HOACP#1 Annual Meeting.

Regards,

Craig Chismar (President CPHOA#1)

Association 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.

Association Address

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

Association Website:

<http://centralparkphase1hoa.weebly.com>

Newsletter

Elizabeth Gaecke, 734-658-5623

egaecke@gmail.com



Next Door: Nextdoor.com, CENTRAL PARK PHASE I

Pool Representatives, 313-731-2896
Steve Dixon and Amy Fava

Central Park HOA #1 Annual Meeting Minutes, May 2, 2022, Recreation Pavilion

Open Meeting: 7:02 AM

Attendees: 3 board members (Craig Chismar, Eric Krieger, Patti Najduk), 6 homeowners

President Craig Chismar:

- Keeping up home values is important and we can do this by keep landscaping up – cleaning up property helps a lot.
- Things are going well in the subdivision. Home values are high due to up keep of property and few or no houses on the market.
- The current pressing needs for our subdivision right now are roads, landscaping and snow removal, and the irrigation system. Over the winter timer boxes got vandalized, which happens every year, some valves broke and sprinkler heads broke.
- Park #1, by old models on the Beck Road entrance side of Central Park Drive, is a huge problem for the sprinkler system. The sprinkler line runs under the road and has broken. Therefore, it will be very expensive to replace. We have decided best time to do it and lower costs to do it would be when the road gets replaced in that section. The road will already be taken up so we will fix Park #1 sprinkler system. This will occur probably next year or later.

Road Project:

- We will be paying very little to get all our roads milled and paved. The Township caps at \$1 million per year for helping subdivisions. They will pay most of the bill. This will help us over a period of 5 years and our out-of-pocket costs very low.
- The project is guaranteed to start next summer since we were one of the first in this process to get our money and reservation for this in.
- We put deposits down for this and just paid for 2024. Our subdivision was one of the last one's that got approved for 2024.
- 5-year project to get all new roads done.
- Question: How long will construction last once it starts?
- Answer: Each phase will be only a couple days. They mill surface down a few inches and then fill. Will do sections at a time. Thus the 5 phases.
- Question: Are we going to spend anything on road repair until they do this? Concern with potholes that are popping up? Can we do some cold patch?
- Answer: We were not planning on anything more than necessary but we will need to address the potholes on Times Drive. We might be able to do it ourselves with a cold patch bag from Home Depot to fill the potholes to keep them from getting worse.

Realtor: Curtis Dozier, Remerica Hometown III

- Provided and update on home sales in our subdivision.
- 12-month sales are selling well, quickly and for high prices.
- Agents love our sub. NO homes for sale at the moment.

Secretary Jennifer Raab:

- Unable to make meeting but sent update.

Continued next page...

Did you know...



...CP HOA has installed more Pet Waste stations for your convenience?

...Canton Twp population was 5,313 in 1960 and 98,659 in 2020?

...Canton Twp requires dogs on walks be leashed at all times, including in the Common Areas?

...CP HOA by-laws prohibits outside storage bins of any size, anywhere on your property?

...that CP HOA has a website for our association? <http://centralparkphase1hoa.weebly.com>

...Canton Twp will hold Liberty Fest 2022, June 16th – 18th?

... CP HOA by-laws prohibits storage of any trailer of any size, anywhere on your property? It must be kept in a garage or off property.

...now you know.

- Voicemail and personal emails are the only way to reach the board.
- Calls will be answered very quickly as it goes right to a board member's phone.
- Please report sprinklers in commons areas if you see broken ones. It helps to address it quickly to keep costs down.

Treasurer Mark Vacca: State of the Finances:

- Unable to make meeting but sent update.
- Cash on hand \$141,850.98. \$80,893 in reserve.
- Township will pay \$200,000 for roads per year up to \$1 million. We pay \$40,000 for every \$200,000. Projected total cost to us will be \$200,000 over 5 phases (or more). Huge savings for us.
- Last year we over spent on landscaping due to costs increased from Begonia Brothers. Labor and fuel increases.
- Begonia Brothers said this year their work force should be really good. They are fully staffed unlike last year.
- Dues: 6 homeowners haven't paid. We've been able to collect some dues with leins as properties have sold. We are doing pretty good.
- Account balancing: board does a check and balance system to prevent possibility of fraud, mistakes, etc. Just completed and all looks good.
- Questions: Question about actual curb repair amount?
- Answers: Two checks for \$40,000 (one last year and one for this year), and extra one for \$20,000. Total cost \$100,000.

Vice President Eric Krieger:

- Re-negotiated contract with Begonia Brothers. Costs went up a little for labor costs, spring clean-up, fall clean-up.
- Over the years as plants have grown, we have not needed to mulch as much or as frequently.
- Manage dog bins with bags. All good except one on Harbor Street. Keeps needing fixing.
- One post light is out dues to panel is rusted. Will repair but will take a little time.
- Question: Understand less mulching need but what about mulch along Denton? That area looks pretty bad.
- Answer: Yes, Denton Road between Times Drive and the bridge over the creek. We are going to do a little landscape refresh with spring clean-up, remove dead bushes/trees, replant some and re-mulch where needed.
- Last year we did all 4 courts with refresh. They look like they may need to be re-sprayed again this year.
- Question: People speed on Central Park. Called police and speed trap went up for short time. There are no speed signs. What is the speed? Can we put up signs? Can we do anything? Speed bumps?
- Answer: Speed is 25 mph by law with or without sign. Can look into speed bumps, possibly removable or integrated ones. Will look into this.

Special Projects Coordinator Patti Najduk:

- Garage Sale: June 2 – 4, after Canton Cup Tournament weekend.
- Architecture Committee: Homes have improved over the years since we have been monitoring.
- Question: There are a lot of low trees for street trees. Don't they have to be a certain height?
- Answer: Yes, 7 feet above road and sidewalks. Maybe we can make a visual height board with a sign saying this is the height to have trees cut. We also could advertise tree services to contact. Begonia Brothers is one that will trim branches.
- Question: Sidewalks are like gravel on several streets (HARBOR STREET, MANHATTAN STREET – Denton Road side of subdivision), what can be done?
- Answer: Township is behind on this due to COVID but they will take care of sidewalks with green dots (then they charge homeowner or add to tax bill). Homeowners can also take care of it themselves but very expensive.
- Concrete Contractor that has done our curbs is Jerry Vento. He will do sidewalk repair.
- Any other concerns please let us know.
- Social Info: With COVID everything was cancelled. No plans at this time. Ideas welcome.

Pool Reps: Steve Dixon, Amy Fava

- Information to come.
- Tennis Courts Open: reserve online, key fab required to enter

Elections:

- Craig and Jenn up for re-election. Both interested in retaining seats.
- Anyone else interested? No one else was interested.
- Motion to nominate Craig and Jenn back to the board.
- Motion was 2nd
- Vote on motion: All in favor.
- Motion Passed.
- Current board remains in place.

Meeting Adjourned: 7:54 PM

CPRF Tennis Courts

Courts are open.

Reserve court time on the CPRF pool association website:
<https://centralparkpool.org>
Use your pool key fab to access.



CPRF Pool Opens

Memorial Weekend for the season!

More pool association information about opening day, rules and hours at: <https://centralparkpool.org>



SAVE THE DATES!
Annual Central Park



will be **June 2 - 4**



Commons Sense!

A few friendly reminders.
Kids are at play! Speed limit is 25 mph.



- Dogs **must be on leashes** at all times, even along Central Park Blvd and in all **common park areas**.
- Remember to check electric fence dog collar batteries to ensure working.
- Tot-lot by Pool - No pets allowed. Not even leashed pets.
Please respect other residents' concerns regarding pets.
- Key Fab is required to use the tennis courts. Reserve online.
- Help keep our neighborhood beautiful – wind is a problem so please contain trash properly.
- Remove weeds from all flower bed, curbs and driveways.
- Township Ordinance: Temporary parking of RV's for the purpose of loading/unloading 48 hours prior and 48 hours after a trip. RV's may not be hooked up to a resident's home at any time, including for the purpose of housing guests.
- Street trees **MUST** be trimmed. Walkers, bikers and cars need to be able to clear the tree branches by street or sidewalk, 7-foot minimum height. This is a township ordinance. Residents may call the township if there are specific violations. Residents may face a hefty fine if a township ordinance officer visits the home in violation.
- Please remember grass is not to be higher than 6 inches.
- Street Curbs: Thank you to the residents who help keep street curbs clear of debris in front of their homes. This has helped decrease flooding after heavy rains. It is important to keep drains clear of leaves and other debris.

Mailboxes by Bob/Big Bore Signs LLC

C.P.H.O.A. #1 website for requirements:
centralparkphase1hoa.weebly.com



Contact Mailboxes by Bob for replacements:

<http://mailboxesbybob.com>

(248) 496-4990

Jay@mailboxesbybob.com

Liberty Fest Canton

June 16 – 18th.

Fireworks, Friday night after dusk.
Fireworks rain date, Saturday night!



Carnival Rides, Games, Two stages of entertainment, Taste of Liberty Fest, and more!

For more information:

<https://www.canton-mi.org/924/Canton-Liberty-Fest>