

# Central Park Estates

Homeowners Association #1 Newsletter, April, 2024



## ASSOCIATION BOARD

Craig Chismar - President  
Mark Vacca - Treasurer

Eric Krieger - Vice-President  
Jennifer Raab - Secretary

Patti Najduk - Assistant to Board/Special  
Projects Coordinator

Hello Neighbors!

Central Park Subdivision has become the most desirable place to live in Canton. The board works hard and hopes each homeowner will also do their part in maintaining 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 another section of 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 ascetics.

Please refer to our website often at <http://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.

**SAVE THE DATE! Our HOA CP#1 Annual Meeting will be on  
Monday, May 20th, 7 PM at the pool picnic area.**

Elections will be held.

Regards,

Craig Chismar (President CPHOA#1)

### **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](mailto:egaecke@gmail.com)

**Next Door:** Nextdoor.com, CENTRAL  
PARK PHASE I

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

### **CPRF Pool Opens**

Memorial Day Weekend for the season!  
More pool association  
information about  
opening day, rules and  
hours at:

<https://centralparkpool.org>



## Spring Check List



- Clear drains in front of your home, keeping them clear of debris helps flooding of streets
- Street tree limbs cut to 7' over the sidewalk\*
- Prevent tree damage from trucks – Trim street trees tall enough to let the garbage trucks thru
- Pick up branches in yards, on sidewalks, along curbs (regularly check for this, especially after storms)\*
- Remove weeds in yard, cement cracks, sidewalk and driveways\*
- Cut away suckers around trees, especially street trees\*
- Remove excessive weeds in grass\*
- Edge flower beds
- Flower bed edging needs to be sunk or removed\*
- Flower bed weed mat needs to be covered and excessive weeds removed from beds\*
- Raised garden beds, chicken wire, cannot be visible from the street\*
- Trash bins should be stored out of sight not on driveway\*
- Trim overgrown bushes, replace dead plants, shrubs, trees.
- Repair gutters, wash and paint exterior as needed – there should be no peeling paint\*

All information regarding garbage collection changes, clogged street drains, street tree replacement and more can be found on our HOA website: <http://centralparkphase1hoa.weebly.com>. \*CP By-Law or Twp Ordinance requirement



**Summer's On The Way!**  
A few friendly reminders.  
Kids are at play! Speed limit is 25 mph.



- Yard waste (small branches, grass clippings, leaves and garden waste) may be placed in paper yard waste bags (limit of 6 per week) OR placed in 32-gallon reusable containers marked "Yard Waste."\*
- Yard waste twigs, brush, and branches should be cut and put in yard waste bag/container. OR you may tie, with heavy twine, bundles no larger than three feet and branches no thicker than 1 1/2 inches in diameter. Branches left on curb, not tied or in unmarked container will not be picked up.\*
- Yard waste should not contain food scraps, animal waste, sod, dirt, or mulch.\*
- Help keep our neighborhood beautiful – wind is a problem so please contain trash properly.
- Canton Township ordinance – no mulching piles or containers allowed on your property.\*
- After collection, all refuse cans must be removed within 12 hours and put away. This is a township code.\*
- Dogs **must be leashed** 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.
- 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.\*
- Please remember grass is not to be higher than 5 inches.\*

### Mailboxes by Bob/Big Bore Signs LLC

C.P.H.O.A. #1 website for requirements:  
[centralparkphase1hoa.weebly.com](http://centralparkphase1hoa.weebly.com)

Contact Mailboxes by Bob for replacements:  
<http://mailboxesbybob.com>  
(248) 496-4990

[Jay@mailboxesbybob.com](mailto:Jay@mailboxesbybob.com)



### SAVE THE DATES! Annual Central Park



will be **May 30 – June 1**

### 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.

