



Central Park Estates

Homeowners Association Newsletter



ATTENTION
HOMEOWNERS



CP I Association Annual Meeting with Elections

Monday, May 24, 7:00 PM, at the Pool Pavilion,
Central Park Blvd, by Denton Road.

Please joins us for our annual association meeting
with nominations and voting for board members.

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 and Happy Spring!

Welcome to all new families who became a Central Park Phase I (CPI) resident this past year! The Board of Directors for our great homeowner's association (CPHOAI) is always busy keeping our subdivision #1 in "most desirable places to live in Canton Twp. and all of Western Wayne County", per local realtors. In order to keep Central Park number one in desirability and to keep our current home values high, we MUST adhere to all of our covenants, conditions and restrictions that are available for review on our subdivision web site at centralparkphase1hoa.weebly.com.

Keeping home values as high as possible in our association is THEE main goal of your board of directors. **Please take the time to visit our web site and review the Architectural...** **Continued on page 3**

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



Looking to Buy or Sell?

I'm Your Neighbor
Right Here in Central Park
And An Agent!



Committed to Listening to
ALL of my Clients Needs
& Putting them First!

Give me a call today!

Chris Haltinner

734-626-5868

Haltinnerhomes.com

Haltinnerhomes@gmail.com

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...**Restrictions and Guidelines.** This will help each homeowner to know what is necessary for home and landscaping maintenance that is vital to keeping our subdivision #1 in value and desirability.

A big complaint every year is overgrown boulevard trees and low hanging branches obstructing walkers, joggers and bike riders. It is Twp. Ordinance and association rules to keep tree branches trimmed ABOVE 7 feet from the sidewalk and the street. We are asking EVERYONE to trim your boulevard trees this spring and summer.



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

Dues: CPHOAI dues are \$545 per year due before January 31. Our diligence to financial responsibility is confirmed by the fact that our annual dues have NOT increased one dollar for 20 years. Our association consists of 233 homes, 4 common area parks, 1 gazebo, Denton Road berms and bridge, several road islands and cul-de-sac courts, and 1 swimming pool with picnic area, playground, tennis court and parking lot. Surrounding subdivision's associations' dues are much higher and have been raised several times. A few comparisons: Central Park 2 is \$795; Fairway Pines/Pheasant Run is \$600; Scarborough is \$1,080; Antique Forest is \$700; Cherry Hill Village is \$780, and Concord Park is \$960. We currently have 10 homes with delinquent dues and several L.E.I.N.S. placed on both for past dues and landscaping issues.

Finances: We are on budget for this fiscal year with our biggest expenses always being Landscaping and Snow Removal contracts. We will continue to maintain our two water wells and irrigation system as well as our common areas and landscaping. A complete lined budget for 2021/2022 will be available on our website after our **annual meeting next month on Monday, May 24th, 7:00 PM.** Association bank accounts are strong with over \$20,000 in checking, \$100,000 in savings and \$95,000 in "reserve" savings. Our goal since inception is to keep a "reserve" savings over \$100,000 to allow special projects and emergency needs that arise. We are climbing to that goal since the completion of our water well system was installed several years ago and has allowed for greater savings on our water bills each year.

ROADS: I have attended several Charter Township of Canton Board of Trustees Meetings, drafted a large, detailed 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 CPHOAI HAS been accepted as one of the Residential Millage Road Projects offered by Wayne County and Canton Twp. in 2018. Our Covid-19 restrictions have been lifted and work will begin soon on Phase I of road projects. Spalding and DeDecker have provided us with an initial breakdown of costs. For over 4,360 ft of new cement curbing, the estimate is \$100,074, of which we will be responsible for \$20,000. We will continue to monitor this project and will most likely add more linear footage where needed as we move about our subdivision. A cost breakdown plus actual location for repairs map is available on our website. Please note that if your driveway curb is cracked, dissolving, crumbling and in need of replacing it will "most likely be done." HOWEVER, the work will not be done if your actual Driveway Apron, the area between the street and sidewalk, is crumbling...

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Did you know...

- ...Canton Twp has canceled Liberty Fest for the second year in a row?
- ...Canton Twp will have two free summer concert series? Check the township website for more information. <https://www.canton-mi.org/CivicAlerts.aspx?AID=2110>
- ...if you are putting in a pool, deck, or patio, you must submit a plan to the CP HOA for approval?
- ...if you are doing an addition or modification to an existing deck or patio, you must submit a plan to the CP HOA for approval as well?
- ...that you are a member of 2 associations? The CP HOA Phase I and the CP Recreation Facility Association (CPRFA – pool/tennis courts)
- ...that CP has a website for our association? <http://centralparkphase1hoa.weebly.com>
- ...now you know.



CPRF Tennis Courts

Courts are open.

Reserve court time on the CPRF pool association website:

centralparkpool.org

Use your pool key fab to access.



CPRF Pool

Opens

Saturday, May 29th. Join us opening day for BBQ, snacks and picnic!

More pool association information at

centralparkpool.org



SAVE THE DATES!
Annual Central Park



will be **June 4 - 6**

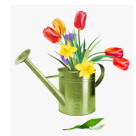


Commons Sense!

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



- Dogs must be on leashes at all times in common 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 now required to use the tennis courts.
- 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 snow and heavy rains. It is important to keep drains clear of leaves and other debris.



...and in bad shape. Each homeowner is responsible to replace their own Driveway Apron if needed before proper curb repair will be done.

All of our street storm drains will be assessed with seven drains targeted for major replacements or repair. The county is responsible for this and I was assured by Mr. Larocque that the work would be scheduled at no cost to our homeowner's association. **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 Twp. Ordinance that places this responsibility on the homeowners whose property holds storm drains.** It is vital to keep these street storm drains clear to avoid flooding during storms, to allow proper and normal drainage, and is instrumental for proper asphalt road maintenance.

Phase II of our road project will consist of addressing our actual asphalt road needs. Pulte did provide us with a great road product. After 21 years, you can see how well they have held up compared to neighboring subdivisions. Our plan is again to repair any holes and dips, hot tar crack seal, and "hopefully" apply three coats of "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.** My research shows this product as superior and stands up to its advertising. Several surrounding states, Ohio, Indiana and Illinois, have used this product with "great success". YouTube has several videos on this product if you wish to look it over. Cost for a 3-hand coated process of Liquid Road will be about \$235,000 of which our association will be responsible for about \$40,000. Our other option would be a much bigger project involving a "mill and cap" where they remove two inches of old asphalt and replace it with a new two-inch cap of fresh asphalt. This project was priced in 2018 at \$750,000 for which our association would have been responsible for about \$150,000. Please keep in mind, both options are still on the table as Mr. Larocque is not sure Wayne County will approve "Liquid Road". This project will not take place this summer and may be tabled for summer of 2022 or even 2023. Whatever action we take for our two miles of asphalt roads in Phase I, we will still be allowed to process the entire project under the approved millage road project award we were granted in 2018. It's not exact but we will be responsible for about \$20,000 per every \$100,000 of work.

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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

CPHOA Meeting
Monday, May 24th,
7:00 PM at the pool
pavilion.



Bring lawn chairs,
smiles and sunshine!



Friendly Trash Collection reminders:

...Please remember to keep your Recycle Containers and Trash Cans stored where they are NOT visible from the street.

...Please be cognizant that Canton Twp. Ordinance stating Trash Cans cannot be placed at curbs prior to 7:00 PM the night prior and empty cans MUST be removed in a timely fashion.

...Secure all items to prevent wind from blowing unwanted trash around the neighborhood.

..Secure all items to keep animals out of trash. Thank you for helping keep our neighborhood clean looking!

MAILBOXES: After 20 years, our mailboxes are showing their age (that's 90 in wood post years). Most posts are rotted out in several places and some were knocked over by snow removal last winter. If your mailbox post, support beam and/or actual black mailbox are worn, torn or broken, please fix them this spring and summer. Our association rule is simple, every homeowner is responsible for their own mailbox posts and mailbox maintenance and repair. All posts and mailboxes MUST be consistent with what is in place and painted to match. All mailboxes must be black. MAILBOXES BY BOB will replace, fix, repair and make your mailbox post and boxes like new. Stickers for Mailboxes by Bob are inside every mailbox or call this number from their website [\(248\) 496-4990](http://(248)496-4990).

Dog Waste Stations: We will place two more dog waste stations in our common areas this summer and wish to remind everyone to place all dog waste inside specific green bins and away from our large trash can by the gazebo. The gazebo is a picnic area and we would love to keep the dog waste away from family gatherings.

Enjoy your spring and summer and stay healthy! Our board of directors is here to address any needs that arise. Do not hesitate to reach out via our association voicemail or our individual emails, all available on our website: centralparkphaseIhoa.weebly.com.

Enjoy the summer and don't forget to attend our annual meeting with elections on Monday, May 24th, 7:00 PM at the Central Park Association pool, on Central Park Blvd, by Denton Rd.

Regards,

Craig Chismar, President CPHOAI