

May 2019



## Carriage Hills Homeowners Association

PO Box 87005, Canton MI 48187 • (734) 459-0422 • cantonchha@aol.com

### SPRING AND FALL GARAGE SALE DATES



**May 16, 17, 18 and August 22, 23, and 24**

Carriage Hills will have two subdivision wide garage sales again this year. We have already notified the community of these dates via the Nextdoor website and will post a reminder this week. CHHA will also place ads in the local newspapers and hang the

garage sale signs on the Carriage Hills signs.

You are encouraged to post your own signs as well, but be aware that Canton's sign ordinance states that they should not exceed 5 square feet, cannot be displayed more than 3 days, and should not be placed in the right of way (ie, not between the sidewalk and the street). **Good luck with your sales!**



The CHHA Board of Directors invites all residents in the community to attend our annual ice cream social on Saturday, July 13<sup>th</sup> from 6-8 pm in Leeann Park (see page 2 for the park's exact location).

Again, this year we will enjoy the wonderful music of the Tabasco Cats Dixieland Band. Gather the family and come out for an evening of free ice cream, fun and meeting your neighbors!



Our community's original documents from the early 1970's are in need of revision and we have assembled a gracious group of resident volunteers to help with the process. Due to unforeseen circumstances, the project was postponed over the winter and meetings with the volunteers were cancelled. During the delay, the board realized that we need additional help in order to revise the documents properly, thoroughly, and with confidence. The board has hired Makower

Abbate Guerra Wegner Vollmer PLLC to aide in the document revisions. At this time, the attorney is reviewing our documents and the board is compiling a list of community issues that have arisen over the years, because either our documents lack detail, or we cannot address the issues because the documents do not allow it. When the time is right, we will contact the volunteers again to get started on the review process. The process will have concise goals and our experienced attorney will guide us as needed to stay on track. If you have not already volunteered to be a committee member for the document revisions and want to be added to the list, please contact Yvonne Emery at 734-459-0422.

[www.cantonchha.org](http://www.cantonchha.org)

### CARRIAGE HILLS PARKS: PARK UPDATES



If you see a problem or have a general concern about any of the parks, you can contact us at 734-459-0422 or reach out to the board member that is assigned to oversee that park:

**Umberland Park** – Dennis Blanchard 734-634-6760

**Leeann Park** – Rick Benoit 734-455-5558

**Paul Revere** – Scott Burek 248-697-6106 or Vivien Pierson 734-981-4110

**Hanridge Park** – Lynn McCormick 734-392-7790, cell 734-673-9170

Other than routine maintenance, the tree work mentioned below, and the annual refreshing the mulch around the play structures, we do not plan to do any major updates to the parks this year. If you are a regular user of our community parks and have a maintenance concern or a suggestion on how we can improve the park to make it more user-friendly, please contact us at 734-459-0422 or email us at [cantonchha@aol.com](mailto:cantonchha@aol.com).

**Tree Trimming and Removal Update:** The board hired Art's Residential Tree Service to trim trees, remove dangerous limbs and remove selected dead trees from our parks. Unfortunately, it was too wet and not cold enough (for long enough to freeze the ground) to get the work done this winter. The spring rain continues to make it difficult to get the work done, as we are trying to avoid completely ruining the turf with the heavy machines and trucks that are necessary for getting the job done. As weather allows, Art's is plugging away at it. Please be aware that there might be brush and branch piles in the parks, so exercise caution as needed, until we can get them removed. If you have any questions about this project, call Lynn McCormick at 734-392-7790.

**Tennis Court Update:** A few years ago, we solicited the community's feedback on what we should do with the decommissioned tennis court in Umberland Park. The majority of residents that responded voted to make it a usable tennis court again. Since then, we have been seeking a company to refurbish the court without doing a complete resurfacing (the association cannot afford a complete resurfacing). So far, we have not found a company willing to take on the work at a cost that is appropriate for the amount of use it will receive. We have not given up yet and will keep you updated on any progress!



Park locations can be seen on the map on the back page. Each park has a sidewalk leading to it at the following locations:

**Hanridge Park** has three sidewalks leading to it - between 6181 and 6167 Porteridge Ln., or next to 6359 Porteridge Ln., or between 44711 and 44679 Hanford Road

**Leeann Park** between 43740 and 43726 Leeann Lane

**Umberland Park** between 43942 and 43928 N. Umberland Circle

**Paul Revere Park** between 6518 and 6506 Paul Revere Ln.

### From the Board of Directors

The board of directors thanks each and every homeowner for all that you do to make our community welcoming and pleasant. We hope to see you at the ice cream social in July and at our annual meeting held in September. Currently we have only eight board members out of a possible nine member board. The annual meeting is in September and we encourage you to run for the board if you want to get involved. We meet once per month for approximately an hour and handle some business over email from time to time. Please call Lynn McCormick for more information on what is involved with being on the board.

### Board Members

Lynn McCormick, President  
734-392-7790  
Chris Swickard, Vice President  
248-770-8398  
Josh Scripko, Treasurer  
734-756-1510  
Mike Luttrell, Secretary  
734-957-6986  
Scott Burek 248-697-6106  
Rick Beniot 734-455-5558  
Dennis Blanchard 734-634-6760  
Vivien Pierson 734-981-4110

### Annual Assessment, Legal Process and Snow Plowing Fee

The annual association fee of \$51.89 and voluntary snow plowing fee of \$23.11 was due on January 31<sup>st</sup>. At this time every year, we usually have around 70 homeowners, of the 987 homes, that still have not paid the mandatory \$51.89 annual fee. These homeowners are charged monthly late fees and are at risk of being put into a collection status wherein the association's attorney is involved. Attorney fees are charged to the respective homeowners who have not paid and, ultimately, the small \$51.89 annual fee grows with late fees, attorney fees and the cost of filing (and ultimately discharging) a lien on the home. The board would rather not have to use an attorney to collect on small amounts, but we have an obligation to ensure that all residents are paying their share to maintain the parks and common areas. If you ever have any questions on this process, what the dues are used for, or why we have to pay an annual assessment, please contact us at 734-459-0422 and we will be happy to explain it to you.

The voluntary snow plow fee of \$23.11 continues to see increasing support. Wayne County owns our streets, but they have published that they do not have the means to plow snow for everyone in the county and that we (as a private association) have the right to hire companies to plow the snow for the benefit of the association. We have balanced a service level with what people are currently willing to pay for street plowing, and also have to take into account that not everyone will chip in for this service. For now, that cost usually falls under \$25.00 per home, per year, to plow the streets when the snowfall exceeds a 2 inch accumulation. Around 830-840 of the 987 homeowners willingly pay the snow plowing fee every year. We had pretty consistent service this winter with Serene Surroundings and we are pleased, overall, with their work these past two snow seasons. We hope that residents were benefited by the service enough to continue (or start) supporting the snow plow fund. If you have any questions about the snow plowing fund or the services provided, please contact us.

**BOARD MEETINGS:** Board meetings are held at 7:00 pm on the first Thursday of every month (except January). Most meetings are held at the Canton Municipal Building located at 1150 S. Canton Center in Meeting Room D. The December meeting is held at the Chamber of Commerce at 45525 Hanford. Summer meetings are held at our parks: June 6<sup>th</sup> at Paul Revere Park; July 11<sup>th</sup> at Leeann Park; August 1<sup>st</sup> at Hanridge Park.

**CARRIAGE HILLS HOA  
P.O. BOX 87005  
CANTON, MI 48187-0005**

**PRESORTED STANDARD  
U.S. POSTAGE PAID  
PLYMOUTH, MI 48170  
PERMIT #124**

**RETURN SERVICE REQUESTED**



#### **ROAD REPAIRS**

According to the Canton website, it seems that Carriage Hills will benefit from the 2019 road mileage repairs, mostly by way of repairs to the storm drains, but also some concrete repairs. This is according to the map found at <https://www.canton-mi.org/DocumentCenter/View/7643/Subdivison-Non-Matched-Detailed-Location-Maps>.

Unfortunately, we will not be benefiting in that Sheldon is not on the list for major road repairs this year. We have a meeting scheduled with Bill Serchak of Canton's municipal services to review the aforementioned, approved repairs and our request to have future work done in the community as part of the township's long-term street repair initiative. At that meeting, we will impress upon him that Sheldon, and the street aprons east of Sheldon from Ford to Warren, are in dire need of repair now, not later. Although Bill indicated that the funds for 2019 area already allocated to specific areas, you can express your desire to see repairs made to by contacting him at [municipalservices@canton-mi.org](mailto:municipalservices@canton-mi.org) or calling at 734-394-5150. You may also write to the Carriage Hills board and we will send your correspondence to him and document it as coming from our community. We ask that you are respectful in your correspondence if you do decide to write to Canton directly: it is clear from a conversation with Bill that he wants to see improvements to the community streets just as much as we do, but he does not make the final decisions.

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