

June 2020

## Carriage Hills Homeowners Association

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

### EARLY SUMMER AND LATE SUMMER GARAGE SALE DATES



**June 25, 26, 27 and August 20, 21, 22**

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. Per usual, we will hang the garage sale signs where we have Carriage Hills signs. For the first sale, we have placed an ad online with O&E Newspapers, and for the August sale we will place both an online and newspaper advertisement. 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. 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 18<sup>th</sup> from 6-8 pm in Leeann Park (see page 2 for the park's exact location). Extra precaution will be taken as needed for social distancing and while handing out the individually wrapped ice cream treats.

Again, this year we will enjoy the wonderful music of the Tabasco Cats Dixieland Band. To keep their skills sharp, some of the band members have been practicing in the clarinetist's driveway in Sub #5!

Gather the family and come out for an evening of free ice cream, fun and meeting your neighbors on July 18<sup>th</sup> between 6-8 pm! Call to update your email with us so we can send you a reminder!

*Thank You*

The board of directors would like to extend a gracious and heartfelt "thank you" to Yvonne Emery for being an amazing administrative assistant to the board for the past six years. Not only has Yvonne taken great care of our community by performing the administrative duties for the board of directors, she has also been a kind and thoughtful friend and neighbor to all of those that she has encountered. Although Yvonne is retiring from this position to pursue other adventures, she plans to remain our neighbor for, at least, a little while longer. Our community has been blessed by her natural initiative and ability to go way above and beyond the job description. In addition, we have been blessed by her entire family who have, over the years, chipped in their time and energy to perform some of the tasks, such as helping with the large mailings and annual ice cream social. Good luck in all that you do, Yvonne! We will miss working with you, but know that all that you do in the future is going to be as fantastic as you are!

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



### CARRIAGE HILLS PARKS

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:

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

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

**Paul Revere** – Scott Burek 248-697-6106

**Hanridge Park** – Jeri Sunisloe 248-767-9654

Other than routine maintenance, routine tree related work, 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).

**Park Usage Relating to Covid-19:** The community never placed restrictions on park usage during the shelter in place orders from the state. Each of the parks has a sign at each entry that warns visitors that usage is at one's own risk. Please note that the parks are open to resident use and that you should exercise the amount of caution that you are comfortable with if you are using the park equipment, including sanitation measures. If there is an obvious sanitation issue that needs to be dealt with, please call us at 734-459-0422 to report the problem and we will quickly handle it. We periodically check each park for safety issues, but rely heavily on residents who are using the parks and equipment to report issues as they are discovered for the times in between board member inspections.



Park locations can be seen on the map on our website. 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

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

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

### Updating Our Community Documents

The board of directors has been working with the attorney to develop a revised set of community documents. The next step will be to meet with the document revision committee volunteers to finalize all proposed changes. Once the changes are agreed upon, a final set of documents will be mailed to each homeowner in the community with an explanation of the changes, notification of a meeting to discuss the changes, and a ballot. Each homeowner will be required to vote on the revised documents and 66.67% of the community will have to vote in favor of the changes for the amendments to pass. Committee members will be contacted once the attorney has provided the first set of revisions.

### 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 (when we have a date). Currently we have only eight board members out of a possible nine member board. 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 734-459-0422 for more information on what is involved with being on the board.

### Board Members

Jeri Sunisloe, Interim President,  
248-767-9654  
Chris Swickard, Vice President,  
248-770-8398  
Josh Scripko, Treasurer,  
734-756-1510  
Angela Smith 248-470-6136  
Mike Luttrell 734-957-6986  
Scott Burek 248-697-6106  
Rick Beniot 734-455-5558  
Dennis Blanchard 734-634-6760

### Annual Assessment and the Legal Process of Collecting the Fees

The annual association fee of \$53.45 and voluntary snow plowing fee of \$24.55 was due on January 31<sup>st</sup>. Right now, we only have 54 homeowners, of the 987 homes, that still have not paid the mandatory \$53.45 annual association 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 \$53.45 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 answer any questions you have.

This year, those that did not pay the annual association fee by the time we *usually* send their account to the attorney, were given extra time to pay. The 54 homeowners have been assessed only three late fees, the postage costs for the extra collection efforts, and were even given the opportunity to pay or make payment arrangements and reduce the late fees down to only one \$15.00 late fee. The next step at the end of June is to send any remaining delinquent accounts to our attorney, Jeffery R. Jones, to begin the collection process. The legal fees that a delinquent homeowner pays can range from \$100 up to \$400, or greater depending on how much the attorney is utilized in the collection process. Whereas the board doesn't understand why any homeowner would allow a small \$53.45 annual charge to turn into as much as \$400-\$500, we will continue to publish our collection process so that everyone understands that we are serious about fairly implementing the mandatory annual assessment. If you are one of the 54 homeowners that has not paid, you have until June 26<sup>th</sup> to pay before it goes to the attorney.

**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: July 9<sup>th</sup> at Leeann Park; August 6<sup>th</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**



#### **Administrative Changes for Carriage Hills**

Several months ago, the board of directors emailed the community members asking for resumes of anyone interested in being considered for the administrative assistant position that would be opening up. The board of directors felt that it was important that this position be filled by someone that lives in the community. We are happy to report that three homeowners responded and one was selected. Effective June 1<sup>st</sup>, the administrative assistant position began transition from Yvonne Emery to Lynn McCormick. Some of you might recognize Lynn from her five years as a board member. In order for the association to hire Lynn, she had to step down from the board of directors. Lynn has 15 years of community management experience and is the owner/operator of McCormick Community Management. The phone number and email address for the association will remain the same but, going forward, Lynn will be on the receiving end your calls and emails. As usual, all important matters are presented to the board for review.

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