

Pheasant View Homeowners' Association



Susan Henson - President
Michael Wegrzyn - Vice-President, Grounds & Landscape Manager
Kevin Harrington - Secretary
Richard Trapp - Treasurer
Mark Waldbauer - Roadway Manager

Post Office Box 871463 - Canton, Michigan 48187
www.pheasantview.org



Season's Greetings

The Board would like to extend Holiday Greetings to each and every one of our residents. We'd also like to update you with a brief snapshot of what we have been and will be working on.

From the President:

2011 Milestones:

➤ Cost Cutting:

- Our grass cutting and snow removal costs have gone down as we pay for charges up front.
- To lower our landscaping budget, we are slowly switching from annual to perennial flowers.
- The harsh conditions, due to roadway salt, at both entrances are causing our shrubs to die. They will not be replaced.

➤ Safety:

- The Board would like to extend our appreciation to those who made our neighborhood safer by trimming curb tree branches. Students walking to the bus during the dark morning hours as well as our fitness enthusiasts thank you.
- On behalf of our students, we are requesting your assistance again during these dark winter months. To make the morning trip to the bus stop safer, we are asking that you ***please turn on your exterior lights***. Your lights will make our students feel a bit more secure as they make their way to the bus stop. To those of you who may not know, the first bus comes between 6:00 am to 6:30 am.

2012 Initiatives:

- Dues Collection: **2012 Dues are due in full by January 1, 2012.** This due date has been set forth by the association by-laws. Recognizing that our Homeowners' Association Due collection comes at a less than ideal time of the year, a By-Laws Committee was formed last month to investigate changing the collection date. As the committee name suggests, our by-laws are specific about how changes can be made. In order to successfully make a date change, ***we need approval from the majority of our residents***. While details have yet to be worked out, we anticipate combining our annual election ballots with paperwork needed to make this modification.
- Water Optimization: For those of you receiving your latest water bill, you can appreciate the Board's desire to be vigilant with water usage. ***Good news! Due to the foresight of our Roadway Manager, a leaky valve has been fixed thus reducing the impact of our last water bill.*** However, we recognize that the current sprinkler system poses a few problems. First of all, the infrastructure has aged and will be prone to future leaks. Secondly, the sprinkler heads may be outdated and less efficient than newer models. Lastly, the current configuration, in regards to sprinkler zones, provides mismatched water coverage. An example of this would include the inability to water entrance flowers without flooding the grass along Beck Road. We

continue to seek out solutions which may include upgrading our current sprinkler system and planting more draught resistance flowers.

- Annual Golf Outing: The Board would like to revisit having an Annual Golf Outing. Please email me (President@PheasantView.org) if you'd like to take part.

From the Vice President, Grounds & Landscape Manager:

- Trees are an important part to the overall aesthetic appeal of our association. Tree vouchers are made available through the township. Vouchers will be available on January 3, 2012. We recommend that you obtain your voucher early. More details can be found at: <http://www.canton-mi.org/municipalservices/trees.aspx>

From the Secretary:

- Regarding to the upcoming initiative to change our dues collection date, pertinent information will be sent out electronically. Please heed these correspondences as these changes cannot be made without your involvement.

From the Treasurer:

- For the third year in a row, our dues have been kept at \$532. This has been accomplished by reducing our budget where possible.

From the Roadway Manager:

- You may have noticed our new signposts. As the older wooden ones become unusable, they will be replaced with these new metal ones. The new signs are less expensive and will prove to be more durable than the wooden ones.
- Maintaining a height of 7 feet for curb tree branches on the street side is also important when road work begins. This equipment is large and will break off low hanging branches.
- More information can be found at PRRMA's (Pheasant Run Roadway Maintenance Association) website: <http://www.prrma.org/>.

A special note of thanks . . .

Dee Heinze has been instrumental in the continuation of our Annual Spring Garage Sale. Our Communications Director, June Waldbauer, also volunteers much time to see that you, our residents, are kept apprised of pertinent information. Thank you both for all you do!

Finally . . .

If you have any ideas to help make our community a better place to live, we invite you to please share them with us. We can be reached via our subdivision website: www.pheasantview.org or at our monthly meetings. Our meetings are typically held on the second Tuesday of each month. We look forward to hearing from you!

Happy Holidays!