

# *Pheasant View Homeowners' Association*

PO Box 871463, Canton, MI 48187

[WWW.PHEASANTVIEW.ORG](http://WWW.PHEASANTVIEW.ORG)



Jim Hegarty - President  
TejKiran Singh (Sunny) - Vice President, Grounds & Maintenance Manager  
Kate Borninski - Secretary  
Mark Waldbauer - Treasurer  
Kevin Whitaker - Roadway Manager

## **REGULAR BOARD MEETING MINUTES Monday, March 9, 2026**

**LOCATION:** 1150 S. Canton Center Rd, Meeting Room C. The meeting is also available to the membership via "Zoom" video conference. Zoom link is posted on the PVHA Facebook Page and on the PVHA website.

**BOARD MEMBERS PRESENT:** K. Borninski, K. Whitaker, T. Singh, M. Waldbauer

**BOARD MEMBERS ABSENT:** J. Hegarty

**GUESTS ALSO PRESENT:** Ian Mulvaney (Lot #123), Kevin Harrington (Lot #31)

**CALL TO ORDER:** T. Singh called the meeting to order at 7:05 PM

### **APPROVAL OF AGENDA:**

- ✓ *K. Whitaker moved to approve the agenda. Second by M. Waldbauer. Ayes all present; the motion carried.*

### **APPROVAL OF FEBRUARY 10, 2026, MEETING MINUTES:**

- ✓ *K. Whitaker moved to approve the February minutes. Second by T. Singh. Ayes all present; the motion carried.*

**ANNOUNCEMENTS:** None

### **CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:**

- Ian Mulvaney addressed traffic concerns with drivers ignoring stop signs in the subdivision; he was almost hit by a driver who ignored a stop sign. He also asked about the responsibility for cleaning storm drains as he noted ponding water on Southwick Drive. Homeowners are responsible for clearing debris from the top of the storm drain grates.
- Kevin Harrington inquired if Rotondo will repair landscaping that was affected by the sidewalk repairs and about the timing of the repairs. Completion of the sidewalk repairs are a priority once the weather gets warmer.

### **OFFICERS' REPORTS**

#### **PRESIDENT'S REPORT:**

- J. Hegarty connected with K. Borninski to determine next steps regarding a next meeting with Supervisor Graham-Hudak and Township representatives. K. Borninski plans to meet with Deputy Supervisor Joseph Hawver and Supervisor Graham-Hudak. This Board is awaiting the outcome of that meeting.

- J. Hegarty addressed the change to our Facebook policy of not approving / reviewing posts prior to the post displaying on Facebook. Does the Board still want to continue the 'no review policy?' The single concern last month was a post by an 'Anonymous' member. Mr. Hegarty would like to see the name of the person making the post. With our current Facebook policy, this is not possible.
- J. Hegarty questioned the next step in approving and posting our Solar Policy per the requirements from the Michigan Homeowners' Energy Policy Act number 68 of 2024 (2024 PA 68 MCL 559.301 et seq.). Can the Board vote in the meeting tonight? Are we able to post the updates to our website and inform the homeowners? See Old Business.

✓ *K. Whitaker moved to approve the President's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

#### **VICE PRESIDENT'S REPORT:**

- T. Singh contacted our Canton Township Ordinance Officer about the lack of snow removal from sidewalks, however the weather warmed before the officer was able to inspect. Snow is expected again and T. Singh will follow up if needed.
- Trash bins remaining at the curb after collection is still a problem.
- T. Singh inquired if we should ask our snow removal service about sidewalk snow clearing?
- Excessive outside lighting is a trend now.

✓ *K. Whitaker moved to approve the Vice President's Report. Second by K. Borninski. Ayes all present; the motion carried.*

#### **SECRETARY'S REPORT:**

- K. Borninski posted the meeting notice in the Facebook group and completed the minutes.

✓ *K. Whitaker moved to approve the Secretary's Report. Second by T. Singh. Ayes all present; the motion carried.*

#### **TREASURER'S REPORT:**

- M. Waldbauer sent the Treasurer's report by email. The monthly reports are also posted on the PVHA website.
- There are still 16 or 17 annual assessments that have not been paid.
- J. Waldbauer will send an email reminder to the delinquent homeowners.
- After that, letters will be delivered to those homeowners who still have not paid the assessment.
- During the last week of March a second past due notice will be sent. A third notice will be sent in April which will include a late fee. If a 4<sup>th</sup> notice is necessary, the PVHA legal counsel will become involved.
- There were 3 non-sufficient funds checks so far this year for annual assessments. The association incorporates a bounced check fee of \$25 to be recovered for each bounced check.

✓ *T. Singh moved to approve the Treasurer's Report. Second by K. Whitaker. Ayes all present; the motion carried.*

#### **DIRECTOR and COMMITTEE REPORTS**

##### **ROADWAY MANAGER'S REPORT:**

- The PRRMA meeting is tomorrow on March 10, 2026.

- K. Whitaker is planning to address the unfinished sidewalk repairs at the PRRMA meeting. He estimates up to 25% of the sidewalk work has not been completed.
- K. Whitaker will be contacting nurseries soon about berm tree replacements.
- K. Whitaker contacted Metro Automated Sprinklers. Their quote is roughly 1/3 of the quote from our current service.
- Tree trimming will take place in the spring.
- M. Waldbauer paid Oakley Lawn Service for the 2026 season.
- Mailbox maintenance is being planned.

✓ *M. Waldbauer moved to approve the Roadway Manager's Report. Second by T. Singh. Ayes all present; the motion carried.*

#### **ARCHITECTURAL REVIEW COMMITTEE (ARC):**

- A request to replace existing windows for 2106 Stonebridge Way Lot #45, was **APPROVED** by the PVHA Architectural Review Committee.
- A request to replace an existing door wall with a new door wall for 1777 Stonebridge Way Court, Lot #111, was **APPROVED** by the PVHA Architectural Review Committee

**COMMUNICATIONS:** No report.

#### **OLD BUSINESS:**

- M. Waldbauer presented a solar policy draft. It was edited and reviewed by the Board of Directors.
- M. Waldbauer will ask the Communications Coordinator to inform the residents about the solar policy if approved.

✓ *K. Whitaker moved to approve the Solar Policy. Second by K. Borninski. Ayes all present; the motion carried.*

#### **NEW BUSINESS:**

- K. Borninski brought up some bills on housing that are before the state legislature. They would affect local control of certain zoning regulations.

#### **NEXT MEETING DATE:**

Monday, April 13 @ 7:00 PM at the Canton Township Administration Building, Meeting Room C (Lower Level) and via a Zoom conference call. Note the room change.

#### **ADJOURNMENT:**

✓ *T. Singh moved to adjourn the meeting at 8:23 pm. Second by M. Waldbauer. Ayes all present; the motion carried.*

Minutes Respectfully Submitted,  
 Kate Borninski  
 Secretary – Pheasant View Homeowners' Association