

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

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, October 13, 2025

LOCATION: Canton Township Administration Building, Meeting Room E. The Board meeting is also available to the membership via "Zoom" video conference. Zoom link is posted on the PVHA Facebook Page.

BOARD MEMBERS PRESENT: K. Borninski, K. Whitaker, M. Waldbauer

BOARD MEMBERS VIRTUALLY PRESENT: T. Singh

BOARD MEMBERS ABSENT: J. Hegarty

GUESTS ALSO PRESENT: Kevin Harrington

CALL TO ORDER: K. Whitaker called the meeting to order at 7:01 PM

APPROVAL OF AGENDA:

- ✓ *T. Singh motioned to approve the agenda. Second by K. Whitaker. Ayes all present; the motion carried.*

APPROVAL OF SEPTEMBER 8, 2025 MEETING MINUTES:

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

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

- K. Harrington asked about the sidewalk markings for repairs. K. Whitaker explained that he will look at the sidewalk and mark the flags.
- K. Harrington also had a concern about sprinkler lines which run underneath the sidewalk flags. It was recommended that he mark where the lines are. K. Whitaker will also raise this concern at the next PRRMA meeting.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- J. Hegarty submitted a written report due to his absence.
- **DTE:**
 - Emma Kramer responded to his 8/12 email regarding our concerns with the frequency of the electrical outages in part of our subdivision. She recommended that J. Hegarty

reach out to DTE's Director of Regional Affairs, Daniel Mahoney or Jamal Robertson, Associate Regional Manager in Corporate and Government Affairs.

- J. Hegarty sent an email to Daniel Mahoney and Jamal Robertson on Oct. 10th requesting an update on why we keep losing power when it rains. Awaiting their feedback.
 - **Township Transition to BS&A:**
 - Beginning Monday, October 20th, Canton will transition to BS&A Online, a portal for local governments to offer online services to residents, businesses, and contractors. Users can access and interact with municipal data, pay bills, submit permit applications, search public records, and track inspections, all from a single online portal.
 - M. Waldbauer and J. Hegarty discussed the idea of creating a generic PVHA login so the ARC Team could track home improvement projects in the sub.
 - J. Hegarty will pursue.
 - **Neighborhood Know How**
 - M. Waldbauer and J. Hegarty attended the Neighborhood Know How on Sept. 18th at the Summit Banquet Hall.
 - They met with **Joseph Urbanek, Department Manager for Inspections**. They repeated our concerns regarding the current process of reviewing and approving exterior/home improvement requests from homeowners prior to obtaining approvals from the HOA. Unfortunately, the Township has no plans to change the current process. Mr. Urbanek repeated the claim that there are too many HOA's with varying degrees of C&R's and Bylaws and there is no way his team can be knowledgeable with all the C&R's and Bylaws. They (again) suggested the Township Inspectors do not need to be knowledgeable with any of the HOA C&R's and Bylaws – they simply need to review and approve the requests after the HOA's have approved the request from the homeowner. Despite their best efforts, Mr. Urbanek was not willing to entertain a change to the process.
 - J. Hegarty and M. Waldbauer met with **William Wagner, the Ordinance Officer** assigned to the subdivision. They thanked William for his support and discussed issues with curb trees. He is waiting for a list from T. Singh and is happy to knock on doors and if needed, issue a citation for any trees that need to be addressed. He made it clear that he does not want a list of 40 homes but is happy to address our request.
 - **T. Singh**, please send Mr. Wagner a short list of our current curb tree violations and please copy the Board. Thanks.
 - They met with **Courtney Agrusa, attorney for Foster Swift**. Foster Swift sells an Energy 'template' that we can use when we create our Energy Policy. M. Waldbauer and J. Hegarty discussed the challenge of how to incorporate an Energy Policy into our Bylaws without having to engage a law firm and spend thousands of dollars and dozens of man/women hours to incorporate this into our Bylaws.
 - **M. Waldbauer** was going to reach out to Courtney to discuss the template.
 - **Elections**
 - M. Waldbauer and J. Hegarty provided bios to K. Borninski for the Election Ballot.
 - J. Hegarty is happy to host a ballot stuffing party on Oct. 27th but isn't sure if that is too late. This date is fine, so the board members will be meeting then to stuff ballots.
 - **David Norwood**
 - **K. Borninski**, has Mr. Norwood responded to the ponding issue on Beck Road near the Windridge entrance? K. Borninski did speak with D. Norwood on this again.
- ✓ *K. Whitaker motioned to approve the President's Report as submitted. Second by M. Waldbauer. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- T. Singh has been following up with trash bins that are not stored in a timely fashion
 - Tree pruning will take place in the spring.
- ✓ *K. Borninski motioned to approve the Vice President's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- K. Borninski posted the meeting notice in the Facebook group and completed the minutes.
 - K. Borninski inquired if the board would like Facebook events to be created for meetings. These would be only for the group. The board is interested in trying this.
 - K. Borninski contacted David Norwood, Canton Township Director of Municipal Services, again about a drainage issue at the Windridge Entrance, which started after the Beck Rd. resurfacing. She also reported an incorrect speed limit sign on Beck Rd. near the Windridge Entrance.
- ✓ *T. Singh motioned to approve the Secretary's Report. Second by K. Whitaker. Ayes all present; the motion carried.*

TREASURER REPORT:

- There were no questions for Treasurer Waldbauer at the meeting.
 - J. Hegarty inquired by email if there will still be an additional water bill this year. M. Waldbauer stated that yes, there would be.
- ✓ *K. Borninski motioned to approve the Treasurer's Report. Second by T. Singh. Ayes all present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- The PRRMA meeting is tomorrow. They are planning to discuss who will be G. Hohenberger's replacement at tomorrow's meeting. M. Sheppard and C. Laroque, Canton Township staff members, have been attending the meetings.
 - Rotondo will start on sidewalk repairs at the end of October. K. Whitaker stated the work is scheduled to be finished by mid-November.
 - Several homeowners have expressed concerns that additional sidewalk flags should be replaced. K. Whitaker has been following up on these.
 - Berm tree replacement will need to take place in the spring.
 - Oakley Lawn Service treated the crabgrass at Cul de Sac #1 and at the subdivision entrances.
 - K. Whitaker has not yet had a chance to trim the large overgrown evergreen tree on PVHA property near Lot #1. He will address it very soon.
 - M. Waldbauer has updated the PVHA website with information about the criteria for sidewalk repairs.
 - There was a discussion about the creation of PRRMA and about the Open Meetings Act.
- ✓ *T. Singh moved to approve the Roadway Manager's Report. Second by K. Borninski. Ayes all present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- The request to install a Basement Radon Mitigation System for **46067 Windridge Ln, Lot #27**, was **APPROVED** by the PVHA Architectural Review Committee.
- The request to replace the driveway at **46177 Windridge Ln. Lot # 49**, was **APPROVED** by the PVHA Architectural Review Committee.
- The request to replace the driveway for **46116 Windridge Lane, Lot #52**, was **APPROVED** by the PVHA Architectural Review Committee.
- The request to replace the driveway for **2180 Stonebridge Way, Lot #48**, was **APPROVED** by the PVHA Architectural Review Committee.
- The request to remove two (2) diseased curb trees this weekend (Oct. 4/5) for **2125 Stonebridge Way, Lot #59**, has been **APPROVED** by the PVHA Architectural Review Committee. This approval is contingent upon the homeowner planting two (2) new trees in the spring of 2026.
- Received a request from **46512 Overhill Lane, Lot #40**, requesting approval for a kitchen remodel and kitchen window replacement. We informed the homeowner that the ARC team does not review or approve kitchen remodel but did request the homeowner submit an ARC request for the kitchen window replacement.

COMMUNICATIONS:

- J. Waldbauer reported that not all homeowners are receiving the MailChimp newsletter in a timely fashion. M. Waldbauer believes the issue is resolved.
- M. Waldbauer reports that 8-10 homeowners have requested to be added to the MailChimp list, which is more than usual.
- M. Waldbauer recommends that PVHA allow online voting for the election at the Annual Meeting.
- M. Waldbauer updated the roads tab on the PVHA website. He will post based on recommendations from the Roadway Manager.

OLD BUSINESS:

- DTE replaced a transformer in the northern part of the subdivision. This should help with the power outages that have been affecting half of the subdivision.

NEW BUSINESS:

- Ballot stuffing on Oct. 27. K. Borninski will update the files and M. Waldbauer will print the paperwork.

NEXT MEETING DATE:

Monday, November 10 @ 7:00 PM at the Canton Township Administration Building, Meeting Room B (Lower Level) and via a Zoom conference call. Note the room change. This is the PVHA Annual Meeting.

ADJOURNMENT:

✓ *M. Waldbauer motioned to adjourn at 7:54 PM. Second by T. Singh. Ayes all present; the motion carried.*

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