

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, August 11, 2025

LOCATION: Canton Township Administration Building, Meeting Room. 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, T. Singh

BOARD MEMBERS VIRTUALLY PRESENT: J. Hegarty

BOARD MEMBERS ABSENT: None

GUESTS ALSO PRESENT:

CALL TO ORDER: J. Hegarty called the meeting to order at 7:07 PM

APPROVAL OF AGENDA:

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

APPROVAL OF THE JULY 14, 2025 MEETING MINUTES:

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

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- M. Waldbauer and J. Hegarty responded to emails about parking a boat. The boat has been removed. Per our Governing Documents: Recreational vehicles may be parked in the owner's driveway for a period not to exceed three (3) calendar days or any part thereof within a rolling 7-day period, but not on the street.
- Emma Kramer, Canton Township Resident Advocate, emailed about the next Neighborhood Know How, scheduled for Sept. 18. J. Hegarty plans to attend
- M. Waldbauer will update the PVHA website by removing the old by-laws.
- T. Singh contacted Bill Wagner, Ordinance Officer, about missing street trees. All of the street trees are missing at Lot #138, for example. B. Wagner can issue tickets for missing street trees—there are currently four (4) houses with missing curb trees.

- The U-Haul containers that were at Lot 25 are now gone. There has been a lot of activity and work going on at this residence.
 - J. Hegarty asked if anyone responded to a Facebook group post from Bryan Amann about crab grass in Cul-de-Sac #1. K. Whitaker spoke to Oakley Lawn Service about crab grass control there and will also respond to B. Amann.
 - There have been complaints about unsightly conditions at Lot #110. T. Singh will send a letter to the homeowners.
- ✓ *K. Whitaker motioned to approve the President's Report. Second by T. Singh. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- In addition to what was mentioned in the President's Report, T. Singh will also send a letter to the homeowners at Lot 119 about a tree limb which has been lying in the grass for quite some time.
- ✓ *J. Hegarty motioned 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. Borninski spoke with David Norwood, Canton Township Director of Municipal Services, about a drainage issue at the Windridge Entrance, which started after the Beck Rd. resurfacing.
- ✓ *K. Whitaker motioned to approve the Secretary's Report. Second by J. Hegarty. Ayes all present; the motion carried.*

TREASURER'S REPORT:

- M. Waldbauer sent the Treasurer's Report via email.
 - J. Hegarty asked about the \$25 charge—this was for the returned check from Lot 53. This homeowner is now current on the 2025 annual assessment.
 - The \$5700+ check is the payment from the homeowner at Lot 141.
 - K. Whitaker noticed that Oakley Lawn Service charged \$175 to remove the piles of large branches.
- ✓ *J. Hegarty 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:

- No PRRMA update as the meeting is tomorrow.
- K. Whitaker will ask about the timing and prioritization of the sidewalk replacements at the PRRMA meeting.
- K. Whitaker did some tree trimming and landscape work on the berm. Thank you!
- K. Whitaker spoke with Al from Oakley about the wet area on Cul-de-Sac #3. It seems a sprinkler head is the issue so K. Whitaker and M. Waldbauer will investigate.
- K. Whitaker spoke to Zach Michels, Canton Township Associate Planner, about ordering trees. Zach quoted \$1500 for white pines to replace the trees removed from the berm.

- Seasonal Snow Removal sent a quote for service. K. Whitaker recommends moving forward with Seasonal. The quote was \$186 below the amount budgeted.
 - There has not been any more unauthorized use of the irrigation system. M. Waldbauer installed locks on the controllers.
 - David Nagy complained about a sidewalk trip hazard at Lot #117 with bees nesting underneath. His dog was stung and needed veterinary care.
 - M. Waldbauer sent an email to Michael Sheppard, Canton Township Finance Department, about replacing bulbs in a streetlight.
 - There is a large overgrown evergreen tree on PVHA property on the corner near Lot #1. The homeowner can trim the branches overhanging his property and K. Whitaker will check as well.
- ✓ *K. Whitaker moved to approve the payment of \$6200 to Seasonal Snow Removal for snow removal and salt applications for the winter 2025-26 season. Second by T. Singh. Ayes all present; the motion carried.*
- ✓ *J. Hegarty moved to approve the Roadway Manager's Report. Second by K. Borninski. Ayes all present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- A new veranda was approved for 1424 Crowndale Lane, Lot #156.
- A request to paint 45902 Overhill Lane, Lot #35, has been APPROVED by the PVHA Architectural Review Committee.
- The installation of a 25-foot black sectional flagpole for 2106 Stonebridge, Lot #45, has been APPROVED by the PVHA Architectural Review Committee.

COMMUNICATIONS:

- M. Waldbauer updated the website and Facebook group with news from the township.

OLD BUSINESS:

- None

NEW BUSINESS:

- M. Waldbauer brought up the power outages that have been occurring lately only affect part of the subdivision. All utilities are buried so this seems strange. There was discussion about contacting DTE about this problem. It was decided to start by contacting E. Kramer to see if she has any contacts at DTE to help with these power issues.

NEXT MEETING DATE:

Monday, August 9 @ 7:00 PM at the Canton Township Administration Building, Meeting Room A (Lower Level) and via a Zoom conference call. Note the room change.

ADJOURNMENT:

- ✓ *J. Hegarty motioned to adjourn at 8:04 PM. Second by T. Singh. Ayes all present; the motion carried.*

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