

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, April 13, 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 (virtual), M. Waldbauer

BOARD MEMBERS ABSENT: J. Hegarty

GUESTS/HOMEOWNERS ALSO PRESENT: Bryan Schwab (Lot 130), Steve Schwartzenberger (Lot 136), Kara Demko (Lot 131), Damian Verellen (Lot 57), Mary Nader (Lot 51), Susan Henson (Lot 105)

CALL TO ORDER: T. Singh called the meeting to order at 7:00 PM and delegated K. Whitaker to be chair for the meeting.

APPROVAL OF AGENDA:

- ✓ M. Waldbauer moved to approve the agenda. Second by T. Singh. Ayes all present; the motion carried.

APPROVAL OF MARCH 9, 2026, MEETING MINUTES:

- ✓ *M. Waldbauer moved to approve the March minutes, as revised. Second by T. Singh. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

- There were many questions and comments about traffic on Southwick. The Board of Directors met with Interim Director of Police Services, Joseph Bialy, on April 1, 2026, to discuss possible remedies. All concepts discussed had benefits and drawbacks such as cost, liability, and being a temporary fix. The discussion included speed bumps, solar powered speed signs, and closing subdivision entrances and exits. The speed radar trailer will give us data to help inform us of any further steps. The consensus of the homeowners' present prefer the closure Southwick to Summit Parkway. K. Whitaker will present this to the PRRMA Board tomorrow night (April 14).

OFFICERS' REPORTS

PRESIDENT'S REPORT: No report.

VICE PRESIDENT'S REPORT: Nothing to report, but it was noted that K. Whitaker posted in the

Facebook group about putting away trash bins and snow removal.

SECRETARY'S REPORT:

- K. Borninski posted the meeting notice in the Facebook group and completed the minutes.
- K. Borninski organized meetings with Interim Director Bialy (traffic) and Supervisor Graham-Hudak & Deputy Supervisor Hawver (PRRMA follow up).
- K. Borninski spoke with Deputy Supervisor Hawver about the storm drain issue on Southwick Dr.
- K. Borninski will create a poll for the Facebook group to gauge interest in a subdivision garage sale.

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

TREASURER'S REPORT:

- M. Waldbauer stated that there are still 3 homeowners who have not paid their annual assessments.
- Also, this year PVHA received the most bounced checks for annual assessments ever.
- A first-class mailing was sent to delinquent homeowners and an email reminder as well.
- The next notice about delinquent assessments is final, after that PVHA will turn the issue over to Hirzel Law.
- M. Waldbauer filed a tax return for PVHA and received a refund for worker's compensation insurance.
- The fee for the tree removal service was paid.
- K. Whitaker presented an estimate for our annual mailbox maintenance in the amount of \$1656.00. The estimate is below our budget for this year.

✓ *K. Whitaker made a motion to accept the estimate received from Mailboxes by Bob for mailbox maintenance in the amount of \$1656. Second by T. Singh. Ayes all present; the motion carried.*

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

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- Rotondo backfilled around the new sidewalk flags and spread grass seed. They still need to complete any sprinkler repairs, so homeowners should check their sprinklers soon.
- K. Whitaker mentioned repainting the crosswalk at Southwick and Crowndale at the PRRMA meeting.
- K. Whitaker contacted Mike Sheppard (PRRMA) about the monument lighting at the Windridge entrance. He will also send an email to Mike about the light at the Crowndale entrance.
- Homeowners will be reminded about pruning low-hanging branches over sidewalks.
- Storage of trash bins after garbage collection is still an issue. Trash and recycling bins should be stored where they are not visible from the street.
- K. Whitaker contacted nurseries for replacement tree quotes. Lucas Nursery and Landscaping was cheapest at \$1400 but does not provide a warranty. Crimboli Nursery and Landscaping quoted at \$1642. There is \$1700 left in the budget for the berm, where the replacement trees would go. K. Whitaker will also ask Margolis Nursery for a quote. Mulch will be necessary where the trees will go.

- K. Whitaker will follow up on mailbox maintenance to see when we are on their schedule.
- Oakley Lawn Service has already completed one fertilization application.
- Metro Automated Sprinklers will be the new irrigation service. K. Whitaker will contact them to get started up.
 - ✓ *K. Whitaker moved to approve an estimate from Crimboli Nursery and Landscaping for \$1642.50 for 3 spruce trees, plus installation and a 1-year warranty. T. Singh seconded. Ayes all by email, the motion carried.*
 - ✓ *T. Singh moved to approve the Roadway Manager's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC): No requests.

COMMUNICATIONS: No report.

OLD BUSINESS:

- The new Solar Policy is posted and in place.

NEW BUSINESS:

- The Board will meet with Supervisor Graham-Hudak and Deputy Supervisor Hawver on Friday, April 17.

NEXT MEETING DATE:

Monday, May 11 @ 7:00 PM at the Canton Township Administration Building, Meeting Room C (Lower Level) and via a Zoom conference call.

ADJOURNMENT:

- ✓ *T. Singh moved to adjourn the meeting at 8:20 pm. Second by M. Waldbauer. Ayes all present; the motion carried.*

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