

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 10, 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, J. Hegarty, M. Waldbauer (7:12 pm)

BOARD MEMBERS ABSENT: None

GUESTS/HOMEOWNERS ALSO PRESENT: Brian Schwab (Lot 130), Steve Schwarzenberger (Lot 136), Anthony Jackson (Lot 65), Mary Nader (Lot 51)

CALL TO ORDER: J. Hegarty called the meeting to order at 7:05 pm

APPROVAL OF AGENDA:

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

APPROVAL OF JULY 13, 2026 MEETING MINUTES:

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

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

- A. Jackson spoke about getting more participation in PVHA meetings.
- B. Schwab and S. Schwarzenberger spoke about the Southwick traffic issues.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- J. Hegarty distributed the Board of Directors' Position Statement regarding Southwick traffic concerns and the current status. There was a discussion surrounding this issue. The position statement is attached to these minutes. The possible solutions include a small curb at the left turn off Summit Parkway to Southwick, marked pedestrian crossings, and a solar speed sign.
- As this will be K. Whitaker's last meeting, PVHA needs a new Roadway Manager.
- Ripple Fiber—several board members brought up concerns that need to be addressed by Ripple before any agreement is reached. J. Hegarty will contact Andrew from Ripple and see if the forms can be edited to alleviate any concerns.
- J. Hegarty will not be available for the PVHA Sept. meeting on 9/14.

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

VICE PRESIDENT'S REPORT:

- T. Singh sent a letter to the homeowners at Lot 7 about a utility trailer. He will send a second notice tomorrow.
 - Lot 93—There was work being done here and the homeowners asked for an extension for the trailer parked here. However, since the work is complete, the trailer should be removed.
 - J. Hegarty visited the home where raccoons were being fed and spoke with the homeowner.
 - 3 street trees were removed at Lot 139. T. Singh sent a letter about the trees to the homeowners. J. Hegarty and T. Singh will visit the house as there was no response to the letter. T. Singh will send a second notice if they are unable to reach the homeowners.
- *J. Hegarty moved to approve the Vice President's Report. Second by K. Borninski. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- K. Borninski completed the minutes.
 - K. Borninski posted a meeting notice in the PVHA Facebook group.
- *J. Hegarty moved to approve the Secretary's Report. Second by T. Singh. Ayes all present; the motion carried.*

TREASURER'S REPORT:

- M. Waldbauer emails the Treasurer's Report to the Board and posts it on the PVHA website.
 - There were no questions for the Treasurer.
- *J. Hegarty 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:

- Kevin Harrington (Lot 31) reported that his sprinklers have been repaired. They were damaged during the sidewalk repair project.
- Snow removal request for quote (RFQ) needs to be solicited.
- K. Whitaker trimmed entrance trees, the piles will be picked up soon by Oakley Lawn Service.
- The broken mailbox has been repaired with epoxy.
- There have been some car break-ins in the sub. The thieves seem to be accessing the vehicles electronically as the cars were locked.
- Ernie Williams's (Lot 54) request for overgrown berm trees that are encroaching on his yard to be trimmed was reviewed by K. Whitaker and Al from Oakley Lawn Service. The quote was \$800-1000. K. Whitaker will clarify which trees and how much trimming the quote covers.
- K. Whitaker has 2 bins of Christmas lights and a mailbox to be passed on.
- K. Whitaker's dog was sprayed by a skunk.
- PVHA will need to invest in a new irrigation controller for cul de sac #3. A new controller costs approximately \$175.
- Cul de sac #2 is soggy; the cause needs to be investigated. This is the same cul de sac where the leak was before.

- *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 door wall replacement at Lot 59 was approved.

COMMUNICATIONS:

- There was an issue receiving emails with large attachments.
- Is an updated Zoom link needed as the current one may only be good for 20 instances?

OLD BUSINESS:

- None.

NEW BUSINESS:

- Lot 1 has a pile of dirt that needs to be spread near PVHA property.

NEXT MEETING DATE:

Monday, September 14 @ 7:00 PM at the Canton Township Administration Building, Meeting Room C (Lower Level) and via a Zoom conference call.

ADJOURNMENT:

- *J. Hegarty moved to adjourn the meeting at 8:56 pm. Second by K. Borninski. Ayes all present; the motion carried.*

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

Southwick Update 8/10/2026

Beginning April 1st, the Pheasant View Board of Directors has been meeting with the Canton Township Public Safety and Municipal Services leadership to discuss excessive traffic, speed, and failure to observe traffic control devices on Southwick Drive. The personnel involved include Fire Chief Christopher Stoecklein, Fire Marshall John Oltman, Deputy Director of Municipal Services John Szlinis, Director of Municipal Services David Norwood, Community Planning Manager Patrick Sloan, and Interim Police Chief Joseph Bialy to discuss traffic issues on Southwick Drive.

We have discussed and evaluated several options including street closures, modifications to the Summit Parkway boulevard, speed bumps, gates, vehicle resident stickers, new signage, crosswalks, roundabouts, solar powered speed signs, et cetera. We have learned from Canton Public Safety that we are not able to close Southwick Drive at the intersection of Southwick and Summit Parkway due to fire, rescue, and public safety accessibility within our subdivision.

On Thursday, June 30th, the Board met with Canton Township Planning and Municipal services to discuss the option of closing the Crowndale Boulevard intersection. To close the Crowndale entrance, our homeowners' association (HOA) must complete the following tasks:

- Contract with a company to perform a traffic study prior to any temporary or permanent road closures. The cost of the traffic study would be \$10,000-\$15,000 per study.
- Since our subdivision is a Planned Development District (PDD), the HOA would be required to hire a law firm to amend the current PDD. Based on prior experience, the cost of the PDD amendment would be approximately \$12,000 and must be approved by the Canton Planning Commission and Board of Trustees.
- Initially, the HOA would install temporary barricades to close the eastbound and westbound access at the intersection of Crowndale Boulevard and Beck Road.
- After a two-to-three-month closure, the HOA would contract with a company to perform a second traffic study. The results of this study would then be compared to the original study reflecting unrestricted traffic flows. The cost of each traffic study is approximately \$10,000-\$15,000.
- The HOA would then present our findings and recommendations to the Canton Township Planning Commission at a Public Hearing. Residents of our subdivision and those within 300 feet of our subdivision would be allowed to voice their opinions.
- The Planning Commission would then make a recommendation to APPROVE or DENY our request. If approved, the request would go to the Canton Township Board of Trustees for review and approval.

- To offset the expenses of approximately \$42,000 for traffic studies and attorney fees, the Board would need to impose a special assessment of approximately \$275 per home to cover these non-budgeted costs. A special assessment requires an affirmative vote of no less than 75% of the association membership. The special assessment would be separate from an increase to annual assessments, if any.
- As our roadway is governed by the Pheasant Run Road Maintenance Association (PRRMA), the PRRMA Board of Directors need to approve changes to our roads and signage.
- Lastly, each homeowner would be given the option to vote for or against the Crowndale entrance closure.

Based on this information, the position of the Pheasant View Board of Directors is to **no longer pursue the closure of the eastbound and westbound access at the intersection of Crowndale Boulevard and Beck Road, or the closure of Southwick Drive at the intersection of Southwick and Summit Parkway due to previously mentioned public safety concerns.**

We will be discussing the implementation of options shared above including, but not limited to, additional signage, crosswalks, no turn signs at the intersection of Southwick and Summit Parkway, solar-powered speed signs, etcetera. at our next meeting on August 10.

The Board strongly encourages homeowners to join us either in person or via Zoom for all our monthly meetings. These meetings provide the best forum for discussion and the sharing of ideas regarding our subdivision. The Board meets on the 2nd Monday of each month at 7pm in the lower level of the Township Administration Building.

Thank you.
PVHA Board of Directors