

## **Southwick Update 7/6/2026**

Beginning April 1<sup>st</sup>, 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 Works 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, etcetera. 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 30<sup>th</sup>, 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 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 July 13<sup>th</sup>.

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