

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, May 11, 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, M. Waldbauer, J. Hegarty

BOARD MEMBERS ABSENT: None

GUESTS/HOMEOWNERS ALSO PRESENT: Anthony Jackson (Lot 65)

CALL TO ORDER: J. Hegarty called the meeting to order at 7:06 pm

APPROVAL OF AGENDA:

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

APPROVAL OF APRIL 13, 2026, MEETING MINUTES:

- ✓ *M. Waldbauer moved to approve the April meeting minutes. Second by J. Hegarty. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

- A. Jackson living at 47123 Overhill Lane, Lot 65, wants to help motivate neighbors to maintain their homes and yards. He is willing to be a resource to help other residents in need of assistance. The board can refer those in need of assistance to Mr. Jackson.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- Veronica Piggee of 46140 Windridge Lane, Lot 53 inquired at K. Whitaker's house regarding her neighbor who blows leaves on her yard. K Whitaker was not available and she has not followed up after K. Whitaker's email to her.
- J. Hegarty, K. Borninski, K. Whitaker, and M. Waldbauer met with Christopher Stoecklein, Canton's Director of Fire Services, on Monday, May 11, 2026, regarding the traffic on Southwick Drive. Due to increased response times, Director Stoecklein does not approve closing the Southwick entrance off Summit Parkway. The group also met with Fire Marshal John Oltman, to investigate how many entrances a subdivision of our size needs per state and local regulations. Next, the group also met with Canton's Municipal Services Director, David Norwood, who was

going to check with Wayne County about the traffic issue and investigate further.

- J. Hegarty will post an update on the traffic situation in the PVHA Facebook group.
- The PVHA Board would like to pilot with temporary barricades. We can ask about the possibility of borrowing barricades from the township.
- It is confusing to know where the line is between private roads, township roads, and PRRMA roads.

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

VICE PRESIDENT'S REPORT:

- It is now time to scout the subdivision for low hanging branches. The Ordinance Officer can help identify trees with low hanging branches that violate the ordinance. Once identified, we can communicate with homeowners who may need help with trimming.
- A Facebook post could help communicate the need to trim low-hanging branches.
- The new by-laws are in effect which means that PVHA can assess fines for not putting trash bins out of sight.
- A. Jackson inquired if there could be something tangible placed to remind residents to trim trees? K. Borninski suggested tying a ribbon or something similar to branches that are too low.

✓ *J. Hegarty moved to approve the Vice President's Report. Second by K. Whitaker. 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 organized the meeting with Director Stoecklein.

✓ *M. Waldbauer moved to approve the Secretary's Report. Second by J. Hegarty. 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 are 3 annual assessments still delinquent. One of these is paid but short \$30. Another payment may be pending right now.
- M. Waldbauer mails notices to delinquent homeowners and follows up with a Mailchimp email.
- Lot 69 is still unpaid, and M. Waldbauer has not been contacted by the homeowner. J. Hegarty and K. Whitaker have offered to go to Lot 69 to try to talk to the homeowner.
- 2026 is the first year that PVHA does not have to go through judicial foreclosure for unpaid assessments, due to the new by-laws being fully enforceable.
- K. Whitaker brought up the idea of paying a server to bring final notice to delinquent homeowners. There are concerns about the cost.
- Today there is one potential case to be brought to Hirzel Law. M. Waldbauer will wait 10-15 days, then contact the Board and after that, Chantelle Neumann at Hirzel Law.

✓ *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:

- The water meters have not been installed yet, so Metro is unable to start the irrigation systems.
- Jay at Mailboxes by Bob will do mailbox maintenance when his availability allows.

- K. Whitaker has contacted PRRMA about the lighting issues at the Windridge Entrance.
 - Rotondo Construction has been in the subdivision removing more sidewalk flags.
 - Crosswalk stripes have been painted.
 - The next PRRMA meeting will be held Tuesday, May 12, 2026, at 5 pm. It will be in person.
 - There was little interest in participating in a sub-wide garage sale, so it was recommended not to sponsor one this year.
 - Oakley Lawn Service started laying mulch at the Crowndale Entrance.
 - Crimboli Nursery is planning to plant the new trees by the end of May.
 - K. Whitaker will ask Oakley for a quote to clean up the mess on the berm near Lot 24.
- ✓ *K. Borninski moved to approve an estimate from Oakley Lawn Service for \$200 for cutting back shrubs and trees, hauling away, and disposing of debris on the berm behind Lot 024. J. Hegarty seconded. Ayes all by email, the motion carried.*
 - ✓ *K. Whitaker moved spend \$100 to repair the mailbox at 46939 Overhill. utilizing one of the mailboxes he has as a spare. K. Borninski seconded. Ayes all by email, the motion carried.*
 - ✓ *J. Hegarty moved to pay \$850 to Metro Automated Sprinklers to repair our sprinkler system. K. Whitaker seconded. Ayes all by email, the motion carried.*
 - ✓ *M. Waldbauer moved to approve the Roadway Manager's Report. Second by J. Hegarty. Ayes all present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- **2149 Stonebridge Way, Lot 57:** A request to add a second hibiscus tree to their backyard was **APPROVED** by the PVHA Architectural Review Committee. A request to refresh their front flower beds was **APPROVED** by the PVHA Architectural Review Committee.
- **1564 Crowndale, Lot 161:** A request to replace their existing windows with Double Hung Vinyl windows was **APPROVED** by the PVHA Architectural Review Committee. A request to remove the trees and remove the shrubs near their house was **APPROVED** by the PVHA Architectural Review Committee.
- **1698 Stonebridge Way, Lot 8:** A request to replace broken driveway concrete slabs with new ones was **APPROVED** by the PVHA Architectural Review Committee.
- **1508 Crowndale, Lot 159:** A request to paint all the trim on their house along with the shutters with the same colors as they currently have, was **APPROVED** by the PVHA Architectural Review Committee.

COMMUNICATIONS: No report.

OLD BUSINESS:

- None

NEW BUSINESS:

- A. Jackson suggested a competition between subdivisions for beautification.

NEXT MEETING DATE:

Monday, June 8 @ 7:00 PM at the Canton Township Administration Building, Meeting Room C (Lower Level) and via a Zoom conference call.

ADJOURNMENT:

✓ K. Borninski moved to adjourn the meeting at 8:38 pm. Second by A. Jackson. Ayes all present; the motion carried.

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