

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, July 14, 2025

LOCATION: Canton Township Administration Building, Meeting Room E. 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: Dave Mihelick, Kathie Jahn, "Tim" (alias)

CALL TO ORDER: J. Hegarty called the meeting to order at 7:02 PM

APPROVAL OF AGENDA:

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

APPROVAL OF THE JUNE 9, 2025 MEETING MINUTES:

- ✓ *M. Waldbauer motioned to approve the minutes as amended. Second by K. Whitaker. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

- Dave Mihelick attended for the first time. He had several questions about PVHA By-laws and Covenants & Restrictions.
 - How does PVHA make sure that lawn maintenance is kept up by homeowners? First problematic properties are identified and discussed by the PVHA board. Then we send a note and reminder to the homeowner. If there is a Canton Township Ordinance Violation (for example grass higher than 6 inches), then we can notify the Ordinance Officer.
 - Is there a process to identify commercial businesses that run out of residences? This seemed to be in relation to Lot #1. T. Singh spoke to the homeowner there—there was remodeling work going on in the basement of the house, but no business was located at the home. The remodeling is almost finished.
- "Tim" was on Zoom and wanted to be anonymous. This person wanted to know about enforcement of speed limits on the streets in the subdivision. Since PVHA has no police authority, for violations of these types, please call Canton Public Safety. Due to not knowing if Tim was a resident of Pheasant View, J. Hegarty requested that the person provide a name and lot number

or to please leave the meeting.

- Kathie Jahn also had a couple of questions.
 - She asked about Lot #1 and if there was a commercial business being run there. No, just basement remodeling was occurring.
 - She raised a concern about weeds in the lawn at Lot #110.
 - K. Jahn also reported a green car on Stonebridge Way that is facing the wrong direction and may be abandoned. T. Singh noted that there is another vehicle on Southwick that may also be abandoned. T. Singh will contact the Ordinance Officer about these vehicles.
 - The PVHA board gave a quick update on Lot #25, which has sold.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- T. Singh spoke with the homeowners at Lot #1, and the basement remodeling will be complete soon.
 - All three street trees are missing at Lot #138. T. Singh contacted the homeowners here and received no response so far.
 - The sale and closing of Lot #25 have moved rapidly.
 - The Board received an email from Sana Soubani about unsightly conditions at some lots. A response will be sent soon.
 - Now that the new by-laws are in effect, fines for unkempt lawns and landscaping can be levied.
 - M. Waldbauer will update the PVHA website by removing the old by-laws.
- ✓ *M. Waldbauer motioned to approve the President's Report. Second by T. Singh. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- T. Singh sent 1 letter concerning the missing trees at Lot #138. To date there has been no response. T. Singh plans to send another letter.
 - T. Singh called the Canton Township Ordinance Officer twice but has not received a return call yet. He left messages about the missing trees and that PVHA needs help enforcing the street tree ordinance.
- ✓ *J. Hegarty motioned to approve the Vice President's Report. Second by M. Waldbauer. 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 will continue uploading minutes to the Dropbox storage.
- ✓ *M. Waldbauer motioned to approve the Secretary's Report. Second by J. Hegarty. Ayes all present; the motion carried.*

TREASURER'S REPORT:

- M. Waldbauer received no questions about the Treasurer's Report via email.
 - K. Whitaker commented that so far PVHA is under budget by about \$1000, which is good.
 - J. Hegarty noted that the berm along Beck Rd. budget item is under budget so far, but there are plans to spend on some replacement trees on the berm.
- ✓ *J. Hegarty motioned to approve the Treasurer's Report. Second by K. Whitaker. Ayes all*

present; the motion carried.

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- The July PRRMA meeting was last week.
- The Summit Parkway road resurfacing is now complete.
- Spaulding DeDecker will be out to mark sidewalks that need to be replaced. If low spots are identified, please notify K. Whitaker, as he will notify Greg Hohenberger and Mike Sheppard, township representatives to PRRMA, ASAP.
- Rotondo Construction Corp. is the sidewalk contractor and has committed to completing the sidewalk work by Nov. 1.
- K. Whitaker will be asking about the prioritization of sidewalks for the project.
- K. Whitaker contacted the boards of Fairways and Fairway Pines about ordering trees through PRRMA again and gave them a deadline of this week to contact him. If he does not hear from them, K. Whitaker will go ahead with ordering trees for PVHA.
- K. Whitaker will solicit a quote for services from Seasonal Snow Removal in August.
- K. Whitaker is planning to start lopping tree branches tomorrow. When his piles of branches are complete, he will contact Oakley Lawn Service for removal.
- M. Waldbauer and K. Whitaker spoke about unauthorized use of the irrigation system. A lock has been placed so this cannot occur again.
- M. Waldbauer will start the cul-de-sac irrigation as the landscaping is parched.
- M. Waldbauer noted that K. Borninski reported a trickling rotor at the Crowndale entrance. He was able to reset this rotor.
- A motorist made large divots into the drainage ditch along Beck Rd. K. Whitaker will attempt to repair this area.
- J. Hegarty reported that a large puddle occurs at the Windridge exit to Beck Rd after rain. This started after the resurfacing of Beck Rd. K. Whitaker will send a photo to K. Borninski who will contact David Norwood, Canton Township Director of Municipal Services about this.

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

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- The request to replace the roof as outlined in the attachment for **46584 Southwick Dr, Lot #131**, has been **APPROVED** by the PVHA Architectural Review Committee.
- The request to replace the cement on the driveway and front sidewalk as outlined in the attachment and details below for **46067 Windridge Lane, Lot #27**, has been **APPROVED** by the PVHA Architectural Review Committee.
- The request to trim and shape trees and shrubs as outlined in the attachment for **1971 Crowndale Lane, Lot #81**, has been **APPROVED** by the PVHA Architectural Review Committee.

COMMUNICATIONS:

- June Waldbauer investigated email delay issues. The Gmail delay issues are ongoing.
- J. Waldbauer found some old email distribution lists on GoDaddy.
- J. Waldbauer may be able to route GoDaddy emails through Gmail workspace/groups. These would then redirect to personal emails. There is a cost of \$72.
- J. Waldbauer will be retiring soon so PVHA will need to separate any web utilities from Infopro.
- J. Waldbauer requested that PVHA board Gmail users to whitelist the board@pheasantview.org and PVHAboard@pheasantview.org email addresses.

OLD BUSINESS:

- None

NEW BUSINESS:

- None

NEXT MEETING DATE:

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

ADJOURNMENT:

✓ J. Hegarty motioned to adjourn at 8:01 PM. Second by M. Waldbauer. Ayes all present; the motion carried.

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