

# *Pheasant View Homeowners' Association*

PO Box 871463, Canton, MI 48187

[WWW.PHEASANTVIEW.ORG](http://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, January 12, 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, J. Hegarty, T. Singh, M. Waldbauer

**BOARD MEMBERS ABSENT:** None

**GUESTS ALSO PRESENT:** None

**CALL TO ORDER:** J. Hegarty called the meeting to order at 7:03 PM

### **APPROVAL OF AGENDA:**

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

### **APPROVAL OF OCTOBER 13, 2025, and DECEMBER 17, 2025, MEETING MINUTES:**

- ✓ *J. Hegarty motioned to approve the October and December meeting minutes. Second by T. Singh. Ayes all present; the motion carried.*

**ANNOUNCEMENTS:** None

**CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:** None

## **OFFICERS' REPORTS**

### **PRESIDENT'S REPORT:**

- J. Hegarty, K. Whitaker and K. Borninski met with Township Supervisor Graham-Hudak, Deputy Supervisor Hawver and Resident Advocate Emma Di Cesare in December. That meeting went well. The main concerns were with the PRRMA leadership and the sidewalk project. The township administration will be meeting internally to discuss the concerns and will get back to PVHA.
  - K. Borninski will meet with the Municipal Services Director and the Township Engineer.
- ✓ *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 reported that the problematic soccer goals have been removed.
- Garbage bins being left out after collection have been an issue. J. Hegarty will make a Facebook post as a friendly reminder to store garbage bins in a timely fashion.
- Almost all homeowners have replaced missing trees.

✓ *J. Hegarty moved 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. Whitaker inquired if AI might help with typing up the minutes. K. Borninski will investigate AI assistance for minutes.

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

## **TREASURER'S REPORT:**

- M. Waldbauer sent his report by email. The monthly reports are also posted on the PVHA website.
- There were no questions about the report.

✓ *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 PRRMA meeting is tomorrow night. K. Whitaker forwarded an email about the PRRMA budget for 2026. He will also ask about the PASER rating for Pheasant View's roads, sidewalk repair completion and a 10-year rolling budget forecast to aid in planning. Replacing the curbs with ASR is not included in the proposed budget.
- K. Whitaker is planning for the berm tree replacement in the spring. He will also ask Oakley Lawn Service for a quote closer to the spring.
- M. Waldbauer will provide contact information for irrigation services to K. Whitaker.
- Tree trimming will also take place in the spring.

✓ *J. Hegarty moved to approve the Roadway Manager's Report. Second by K. Borninski. Ayes all present; the motion carried.*

### **ARCHITECTURAL REVIEW COMMITTEE (ARC):**

- The request to replace windows for **1564 Crowndale, Lot #161**, has been **APPROVED** by the PVHA Architectural Review Committee.
- The request to rebuild a pool fence for **1993 Stonebridge Way, Lot #93**, has been **APPROVED** by the PVHA Architectural Review Committee.
- The request to replace an existing door wall with a new door wall for **1777 Stonebridge Way Court, Lot #111**, has been **APPROVED** by the PVHA Architectural Review Committee.

**COMMUNICATIONS:** No report.

**OLD BUSINESS:**

- A resident of PVHA brought up a concern about a dog owner depositing droppings into another home's trash bin. The homeowner of the residence where the deposit was made would have to make a complaint; this is not under the purview of PVHA.
- M. Waldbauer inquired if posts in the Facebook group still need to be approved. It was decided by consensus of all present that this feature could be turned off.

**NEW BUSINESS:**

- There was a concern about a television being dumped at a home in PVHA. When PVHA board members checked after this meeting, the television was no longer present.
- By April 1, 2026, PVHA will need a solar energy policy. K. Borninski will ask Foster Swift about their template. J. Hegarty will contact Tracy at Hirzel Law about this as well.
- 2026 PVHA Budget:
  - M. Waldbauer is recommending an increase to the 2026 annual assessment to help offset the 10% increase in fees from PRRMA.
  - For 2025, there was also a 10% increase by PRRMA, but PVHA was able to absorb that increase. Unfortunately, we can no longer do so.
  - \$2000 for trees on the berm is added and included in the budget.
  - The recommendation is a \$50 increase, making the 2026 annual assessment \$650. Even with this \$50 increase to the assessments, PVHA will be \$4,010.78 over budget.
  - The carryover from 2025 was \$20,407.33.
  - The projected carryover at the end of FY-2026 is \$16,396.55.

*✓ J. Hegarty motioned to approve the 2026 Budget. Second by T. Singh. Ayes all present; the motion carried.*

**NEXT MEETING DATE:**

Monday, February 9 @ 7:00 PM at the Canton Township Administration Building, Meeting Room C (Lower Level) and via a Zoom conference call. Note the room change.

**ADJOURNMENT:**

*✓ J. Hegarty motioned to adjourn at 8:37 PM. Second by K. Borninski. Ayes all present; the motion carried.*

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