

# 2011 Annual Newsletter

P.O. Box 871764, Canton MI  
February 4, 2011

## Subdivision News and Information

On behalf of the Nowland Estates Homeowner's Association Board members, I would like to welcome all of the new residents to our subdivision over the past year. This newsletter is the only hardcopy newsletter that is mailed to our residents, since news and information about our subdivision can be found on our website at [www.nowland.org](http://www.nowland.org).

The Board recently created a

subdivision email address: [nowlandboard@aol.com](mailto:nowlandboard@aol.com). We will begin using this address to send updates to residents, and you can also send the Board your questions or feedback. We will send updates to you, based upon the email address you provide with your dues payment, so please write legibly.

Jim Mettlach  
President: 397-8210

## Dues Reminder

Enclosed with this mailing is the "2011 Association Dues" letter. Dues for 2011 will remain at \$275 and should be mailed to our association's P.O. Box listed on the payment coupon at the bottom of the dues letter. Dues should be paid in full by 2/28/11 in order to avoid late fees and possible lien proceedings.

## Board Contacts

Theresa Pawczuk  
Treasurer: 394-0307

Don Bauman  
Secretary: 394-2935

Rob Garzaniti  
Landscaping: 394-0887

Mark Wiitanen  
Ponds/Pumps: 394-0383

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### Also Enclosed:

- 2011 Dues Letter





## Renovating?

If you plan to make any improvements to the exterior of your home such as a new deck, patio, in-ground pool, or a different paint/stain color, please have these changes approved by the Board prior to starting these projects. Please contact Jim Mettlach with these requests at 397-8210.

## Tree Planting Program

To help improve the aesthetics of our subdivision, the Board is again offering a \$25 incentive to homeowners who participate in the Township's Tree Planting Program. This program is a great opportunity for those homeowners who haven't yet replaced the Ash trees that were originally planted on the easement of their property. Information on this program can be found at [\[mi.org/municipalservices/trees.aspx\]\(http://mi.org/municipalservices/trees.aspx\), or by contacting Canton's Planning Services Division at 394-5170.](http://www.canton-</a></p>
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To receive your \$25 incentive payment, mail a copy of your voucher from this program to the subdivision's P.O. Box 871764, Canton, MI 48188. Limit one payment per homeowner.

## Monthly Board Meetings

With the exception of July, the association's Board meets monthly at 7pm in the lower level of the Township Hall to discuss subdivision issues and activities. The Board consists of the President, Treasurer, Secretary, and committee

chairs. These meetings are open to all subdivision residents.

The remaining meetings for 2011 are as follows:

March 3, 2011, room C  
April 7, 2011, room C

May 5, 2011, room C  
June 9, 2011, room E  
August 4, 2011, room C  
September 8, 2011, room D  
October 6, 2011, room C  
November 10, 2011, room E  
December 8, 2011, room E

## Annual Garage Sale

Our annual sub-wide garage sale will take place Thursday, June 2nd through Saturday, June 4th. Please mark your calendars!

## New Treasurer

Theresa Pawczuk, along with the help of her husband Dave, became our subdivision's new Treasurer as of January 1st. Theresa replaced our former Treasurer, Robert Gaderick, who served many years in that position. The Board would like to thank Robert for his many years of service to our subdivision!



# Nowland Estates Budget-2011

<b>Beginning Cash Balance</b>		<b>\$ 8,052.09</b>
<b>Deposits</b>		<b>\$23,650.00</b>
Common Area Improvements	\$ 1,000.00	
Landscaping	\$ 6,300.00	
Sprinklers	\$ 1,200.00	
Snow Plowing	\$ 2,000.00	
Pumps	\$ 1,000.00	
Electric	\$ 1,000.00	
Water	\$ 4,000.00	
Insurance	\$ 795.00	
Stipend	\$ 1,250.00	
Miscellaneous	<u>\$ 500.00</u>	
<b>Total Expenses</b>		<b>(\$19,045.00)</b>
<b>2011 Budget Not Allocated</b>		<b><u>\$ 4,605.00</u></b>
<b>Ending Cash Balance</b>		<b><u>\$12,657.09</u></b>



As you can see from above budget, we have a Beginning Cash Balance of \$8,052.09 for calendar year 2011. Based upon our projected expenses for this year, we are hoping to save an additional \$4,605.00, so that our Ending Cash Balance will be \$12,657.09. Our goal is to continue to build our cash reserves from year-to-year, so the money can be used for needed road repairs in our subdivision. If you have any questions concerning the 2011 Budget, please send a email to [nowlandboard@aol.com](mailto:nowlandboard@aol.com).