

## AT A GLANCE

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## OFFICE HOURS



Tuesday & Thursday  
9:00 a.m. - 3:00 p.m.

Wednesday  
5:00 p.m. - 7:00 p.m.  
734-453-2022

Office is located at the Hanford Clubhouse - 45800 Hanford Rd.  
\* The office is open for limited business. Please knock and we will allow entrance one person at a time.  
Masks are required

Website: [sunflowercantan.com](http://sunflowercantan.com)  
Email: [sunfloweroffice@sbcglobal.net](mailto:sunfloweroffice@sbcglobal.net)  
Facebook: [Sunflower Events & Information](#)

## Holiday Hours

The Sunflower Office  
will be closed

Wednesday 11/25 & Thursday 11/26

And

Wednesday 12/23 - Monday 1/4

(please leave annual dues in the mail slot next to clubhouse front door if office is closed)

## News for and about members of the Sunflower Village Homes Association

### 2021 DUES

The Board is always working to control costs for the Association. **The 2021 budget indicates that a dues increase is not needed this year.** However, we still need a vote of the homeowners to maintain dues at \$270. Due to the way the Covenants and Restrictions are written, the Board must put two amounts on the dues ballot for the homeowners to consider. Therefore, you will see our current dues amount and a slightly higher amount even though the Board is not asking for an increase.

Thank you to the Sunflower Board for all its time and efforts this year. It has been a very difficult year - with COVID limiting our social activities. Even so, the board was able to put in three new pickleball courts, resurface the tennis and basketball courts, open one pool during a COVID year, complete some road repairs and begin some necessary repair projects at the Hanford pool - all which enhanced the neighborhood greatly! And all of this has been completed without asking for a dues increase/special assessment because of the excellent financial management of our resources by the Board. The hard work of our board members doesn't go unnoticed!

Please review the information on Pages 2 and 3 regarding the vote for the 2021 Dues and Board Members.

Don't forget to vote!

### IT'S TIME FOR THE ANNUAL ASSOCIATION GENERAL MEETING

Wednesday, November 18, 2020  
Hanford Clubhouse - 7:00 p.m.

PLAN TO ATTEND TO SEE  
WHAT'S HAPPENING

*Due to COVID-19, attendance will be limited to six residents (one per household please)*



### PLEASE RETURN YOUR BALLOT TODAY!

(Ballot is on Page 3)

Deadline is 8 p.m.

Wednesday, November 18, 2020  
(Mailed ballots must be postmarked by Wednesday, November 18, 2020)

**One ballot per lot.**

**(Every homeowner must turn in his or her own ballot through the mail or at the office.)**

*Drop off your ballot in the ballot slot at the Sunflower Office on Hanford or mail it to:  
Sunflower Village Homes Association*

Look for 2021 Dues  
Invoices  
mid- December

Due 1/1/21

Late after 3/1/21

### EMPLOYMENT OPPORTUNITY



**LIFEGUARDS** - Red Cross certified lifeguards, age 16 or older. Full- and part-time positions are available from early May to Labor Day. Applications are available at the Sunflower Office. A work permit is required if under 18 years old.

### Follow the Social Committee on Facebook

Follow us on Facebook and keep apprised of all the events happening within our subdivision. You also will find community information pertaining to the subdivision and Canton Township.

**Sunflower Village Events & Information**



## MEET THE CANDIDATES FOR THE 2021 BOARD OF DIRECTORS

### **Director - Barbara Carson**

Barbara has lived in Sunflower for more than 30 years and has served the community as a volunteer board member since 1994. Throughout the decades, Barbara has been very active and has taken a lead role in many projects, including the renovation of both clubhouses, the remodeling of the Hanford shower rooms, landscaping at both clubhouses, the summer picnic (chairperson many years), and numerous social events. Besides her board duties, Barbara currently volunteers on the Common Grounds Committee. She also supports the office staff with clerical assistance.

### **Khalil Kandah**

Kahlil Kandah and his wife Manal have been residents of Sunflower for 22 years. He feels Sunflower is a great community to raise a family, as he has raised his three children here. Kahlil has previously served on the board, and is an active resident, volunteering at many community events. In August, he can usually be found behind the grill at the annual picnic. His desire is to make Sunflower an even better community by taking the many benefits we already share and build upon them.

### **Director - Ron LeTourneau** **Current Board President**

Ron, a 30 year-plus resident, along with his wife Mary has raised 3 children and enjoys the excellent amenities that Sunflower offers. Ron is a four term member of the Sunflower Board having served three years as Vice President and four years as President. Ron is committed to Sunflower, and serves as the Co-Chairperson of the SVHA Road Committee, and participates on the Common Grounds Committee, Finance and Budget Committee and the Sign Committee. Ron has said, it has been a sincere pleasure participating on the SVHA board, and enjoys addressing issues that seek to improve the quality of life for our residents.

### **Past Due Accounts**

If you are a homeowner who is delinquent on your dues, we highly recommend that you contact the Association and establish a payment plan for past dues and late fees to avoid additional interest and legal expense. According to the Rules and Regulations, when an account is delinquent, the Association must file a lien on the subject property. As soon as the lien is filed the amount owed by the owner gets much higher due to this legal expense. There are 19 homes unpaid. If that is you, **please** contact the Office today to set up a payment plan and avoid additional fees and legal expenses.

### **Melissa Lichtman**

Hello Sunflower. Once again I am seeking election to the Board of Directors with the objective of increasing transparency, the flow of information between residents and the Board of Directors, and encouraging resident participation not only in decision making, but community events as well. It is my strong opinion that meetings should be reopened to members using readily available technology, not only for the duration of the pandemic, but on a permanent basis. This will increase opportunity for residents to more easily engage in Sunflower's affairs, as well as encourage accountability for Board of Directors. Knowing how each BOD member votes allows us to make knowledgeable decisions about who we chose to represent us.

### **Pat Mulcahy**

Pat Mulcahy and his family of four children have been residents of Sunflower for 22 years. His family has enjoyed the many amenities Sunflower offers, and Pat is looking to give back to the community that has served him well. Pat is a mechanical engineer who has program management experience on large development projects. He believes his job experience will benefit the board when it comes to addressing financial matters and concerns of our residents. He believes all voices should be heard and considered when making decisions. Pat's goal is to protect our property values and increase the quality of our wonderful community.

### **Mary Waxer-Leto**

Mary Waxer-Leto has been a resident of Sunflower since December 2009. She is running for a Board position to be the change she would like to see in the community. Her objective is to achieve a better level of transparency and communication between the Board of Directors and the residents. Mary's experience includes seven years of corporate legal experience, Systems Implementation, Corporate Communications Liaison, as well as composing user manuals. She believes her greatest skill, however, is derived from over 19 years of sales, finance, customer service & communications, and keeps in mind individual initiatives to benefit the changing needs of a community.

## Market swings making you uneasy? Let's talk.



**Robert Young**  
Financial Advisor

4061 S. Canton Center Road  
Canton, MI 48188  
734-398-0582

**Edward Jones**  
MAKING SENSE OF INVESTING  
edwardjones.com

Member SIPC

MKT-5894K-A



Please clip and return this original ballot. Photocopies will not be accepted.

**2021 DUES and BOARD MEMBER BALLOT**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Lot #: \_\_\_\_\_

Invalid if not signed

**Dues Vote (mark one)**\_\_\_\_\_ **\$270 (Maintain dues)**

Board recommends

\_\_\_\_\_ **\$275 (Raise dues)****Board Director (vote for up to 5):**\_\_\_\_\_ **Barbara Carson**\_\_\_\_\_ **Khalil Kandah**\_\_\_\_\_ **Ron LeTourneau**\_\_\_\_\_ **Melissa Lichtman**\_\_\_\_\_ **Pat Mulcahy**\_\_\_\_\_ **Mary Waxer-Leto****What is a Board of Directors?**

A board of directors is a necessary requirement for any homeowners association to function properly. The members of the board are elected volunteers who are responsible for the operations of the association and ensure the community governing documents are followed and enforced. Without a capable board, a community's quality can quickly decline. The bylaws of each specific association give all the information regarding that association's board of directors.

By voting in the annual election, Homeowners have the ability to determine those who will serve on the newly elected board of directors. They are selecting those residents who will be empowered to make decisions, manage the budget, and enforce the bylaws, policies and rules and regulations. It is the board of directors that is empowered by the homeowners who have elected them to make the appropriate decisions and manage the association affairs.

When a seat on the board becomes open, the board has the right to appoint a replacement director with a majority vote of remaining directors, or allow the vacated board seat to remain open until its term comes to a conclusion. The terms of directors are staggered, with no more than half of the board turning over at any time. This prevents the entire board from changing at the same time and allows for consistency in decision making and knowledge.

The role of a director is often a thankless one. Occasionally, the board may solicit opinions from residents, but it is the board that is responsible for any final decisions. Directors must work closely with their peers to ensure a smooth operation and always put the heart of the community first. When this happens, an individual who is serving on the board of directors can take great satisfaction in a job well done.

**BOARD MEETINGS - HANFORD CLUBHOUSE****Wednesday 7:00 p.m.****November 18****December 9**

*Residents are welcome, but attendance is limited due to COVID.*



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PET SITTERS  
INTERNATIONAL**

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**for over 18 years.****\*Insured & Bonded - Staff Sitters****\*Over 75+, 5-star Rating on Google****\*Vacation Visits \*Cat Sitting****\*365 Days & Holidays****\*Credit Card/PayPal available****\*website:[www.pet-nanny.com](http://www.pet-nanny.com)**

## Proposed 2021 Operating Budget (COVID year) based on \$270 Annual Dues

INCOME	2020 Budget	Proposed 2021 Budget
Dues	445,230	445,230
Clubhouse Rentals	27,000	0
Events	100	0
Pools	13,250	0
Newsletter Advertising	4,200	2,000
Other Income	8,250	8,250
Payment Plan fee	500	250
Reimbursed Legal fees	2,000	2,000
<b>TOTAL INCOME</b>	<b>500,530</b>	<b>457,730</b>

EXPENSES	2020 Budget	Proposed 2021 Budget
Events	11,500	300
Newsletter	4,500	4,500
Office Operations	7,800	8,100
Clubhouse Operations	6,500	3,000
Club Equipment	2,700	500
Repair & Maintenance	5,500	7,500
Tools	200	300
Utilities	29,000	20,000
Commons Area	48,000	60,000
Snow Removal	40,000	44,000

EXPENSES (cont.)	2020 Budget	Proposed 2021 Budget
Pool Chemicals	9,000	9,000
Pool Operations	10,300	10,300
Pool Maintenance	1,500	2,000
Pool Equipment	1,000	500
Pool Parties	500	0
Wages - Office, Pools & Maintenance	167,100	127,900
Payroll Services	3,200	4,000
Cell phones	660	660
Mileage	600	500
Payroll Tax Expenses	13,700	13,700
Federal Income Tax	1,500	1,500
MI Annual Report	20	20
Property Tax	350	250
Professional Fees	22,000	22,200
Insurance	20,000	20,000
Cap Reserve Contribution	92,700	96,300
Miscellaneous Expense	400	400
Bad Debt	300	300
<b>TOTAL EXPENSES</b>	<b>500,530</b>	<b>457,730</b>
<b>INCOME-EXPENSE</b>	<b>-0-</b>	<b>-0-</b>

### 2021 Operating Budget

The Board of Directors passed an operating budget that assumes 2021 will be another COVID year. This means the anticipated income will be lower than in previous years, and the budget only reflects money that actually would be collected.

The Board of Directors also adopted a similar provisional budget that reflects additional revenue from clubhouse rentals and pools along with other sources as well as the appropriate expenditures. Should 2021 turn out to be a "normal" year and not a year with COVID restrictions, and should additional income become available, this provisional budget will be implemented.

The Board of Directors is recommending dues remain at \$270 for 2021.

### IT'S TIME TO VOTE 2021 Board Election & Dues

**Voting Procedure:** Return the ballot (on Page 3) to cast your vote (one ballot per lot). To ensure that only eligible homeowners vote and to ensure that each lot votes only once (per our Covenants and Restrictions), **the ballot must be validated with name, address and signature** - (please also fill in Lot # if you know it). To ensure the confidentiality of your ballot, the top portion of the ballot is removed as soon as the ballot is received. Those who count the ballots see only the bottom portion when the actual vote is recorded.

Please mark only one choice for the dues and up to **5** for Board Positions. If the ballot is marked incorrectly or not signed, it will be deemed invalid and will not count. Please mark it carefully so that your voice will be heard.

You may vote one of the following ways:

\*Mail your ballot. Ballots must be postmarked by  
Wednesday, November 18

\*Drop off your marked ballot in the ballot dropbox outside the  
Hanford Clubhouse.

***The voting deadline is 8:00 p.m. Wednesday, November 18  
Original ballots only - no photocopies will be accepted***



## HOLIDAY LIGHTS & DECORATING CONTEST



### Contest Rules:

Judging - Saturday, December 19, 6-9 pm  
Last year's winners are not eligible for first- or second-place prizes.

Prizes: Gift Certificates to Target

First Place - \$50 gift certificate

Second Place - \$25 gift certificate

(one each North of Warren & South of Warren)

Honorable mention - SVHA Pool Guest Pass  
(up to six throughout the subdivision)

**We need at least two judges to help pick the winners of the contest on the night of December 19.**

**Please contact the Sunflower Office to volunteer to judge the contest!!**

ADVERTISEMENTS IN THE SUNFLOWER NEWS  
DO NOT REFLECT ENDORSEMENT BY THE  
EXECUTIVE BOARD OR THE ASSOCIATION.



## Dog Walking & Pet Sitting



### Services available include:

- 🐾 Dog walking
- 🐾 Potty breaks
- 🐾 Vacation drop-in visits
- 🐾 Overnight stays in your home
- 🐾 Cat sitting services available, too!

### About me:

- 🐾 5 years' experience with many breeds
- 🐾 7 days a week availability
- 🐾 References available!
- 🐾 Bonded & insured

Call or text to set up a meet & greet!

🐾 Jen Maddock (734) 819-3866

## Snow Plowing Tips

Help your subdivision have a smooth-running snow removal season by following a few helpful tips:

- Please do not park car(s) on the street when a snowstorm is predicted so that the contractor can plow curb to curb.
- Mark your property along the curb and at your driveway entrance with flags or stakes. **The snow removal company is not responsible for damage to sprinkler heads or lawns that are not clearly marked.**
- Clearing of driveways and mailboxes after the plow comes through is the homeowners responsibility (including community mailboxes for those who live south of Warren Road). **But please do not shovel or blow the snow back into the street.**
- Selected intersections will be salted.
- Please trim tree limbs that overhang the street. If branches are not trimmed the plow cannot get close to the curb and will go around that area.
- Please take down basketball nets that hang over the street so the plow will not damage your net and/or pole.
- Remember to drive slowly and watch for children playing or for pedestrians.
- **Please be patient - it takes time to plow the entire sub. A snowfall of 2-4 inches will take up to 24 hours to plow the entire subdivision. Anything over 2-4 inches could take even longer than 24 hours.**
- **The plows will not begin until the storm has tapered off or ended.**
- If a fire hydrant is located on your property, it is the homeowner's responsibility to ensure the hydrant is easily accessible. Canton Township ordinances require all fire hydrants have three feet of unobstructed access around them, including snow that has accumulated or been piled up.

***Before the snow flies, please clean the leaves out of the drains on your street to allow melting snow to drain.***

## SALTING POLICY FOR ICY ROADS

The Board will adhere to the following salting policy for subdivision streets:

When there is a two-inch or greater snowfall, the plowing contractor will plow the subdivision streets and salt selected intersections.

## 2021 Directory

**The directory will go to print March 1. New residents, if you would like to be included in the directory, please call the office at 453-2022 before that date.**

### Payment Plan Option:

Homeowners may select a 2-5 payment option for their 2021 Dues.

First payment is due 3/1/21 and subsequent payments will be due on the first of each month.

A \$3 service fee will be added for each payment. A \$35 late fee will be applied each time a payment is 30 days in arrears. If a scheduled payment is 90 days in arrears, immediate remittance of remaining balance plus late fees may be required. All swimming pool and clubhouse rental privileges will be suspended until dues and fees are paid in full.

*If you choose the four or five payment plan option and want to be able to use the pool on opening day, you need to start making payments in January and be paid in full by Tuesday, May 25, 2021.*

*Making a partial payment will be considered as a payment plan and service fees will be assessed at \$3 per payment.*

Contact the Sunflower Office (734 453-2022) by January 31, 2021 to set up a payment plan. Payment plans may still be set up after this.

**If the dues remain at \$270 here is a sample of the payment plan options:**

- 2 Payment Option = \$138 each payment
- 3 Payment Option = \$93 each payment
- 4 Payment Option = \$70.50 each payment
- 5 Payment Option = \$57 each payment

### Sunflower Code of Conduct

Included with this newsletter is the Sunflower Code of Conduct, revised by the association's attorney and approved by the board of directors on September 16, 2020.

This document will be officially incorporated into the Sunflower Village Homes bylaws, and will take effect on December 1, 2020. Anyone working on behalf of the association, serving on the board, or volunteering will be required to adhere to this code of conduct.

The board of directors recommends you review this copy carefully. The official Code of Conduct will also be available on the Sunflower website.

### Welcome New Neighbors!

Please join us in welcoming these people to the neighborhood.

Casey and Lori Haberland  
45692 Bartlett Drive

Randy and Tracy Dunn  
Tyler, Trevor, Taylor and Tara  
6742 Carlton

Gil and Rhiannon Chavez  
Alexander and Aiden  
46210 Spinning Wheel Drive

Jason and Abby Delaney  
Genevieve  
45488 Morningside Road

Houda and Menar Awali  
45800 Drexel Road

### Are you new to Sunflower?

Welcome to the neighborhood!

If you haven't updated the Sunflower Office with your name and other contact information, please call before December 1 to do so. You can also update your information on the website ([sunflowercanton.com](http://sunflowercanton.com)) under the "Forms" section. We want to ensure that we have the most up to date information before sending out the 2021 dues invoice.



### JUST MOVED IN?

New Residents - Please fill out this coupon & return it to:  
Sunflower Office  
45800 Hanford Rd.  
Canton, MI 48187

NAME \_\_\_\_\_

CHILDREN'S NAMES \_\_\_\_\_

ADDRESS \_\_\_\_\_

LOT # \_\_\_\_\_ PHONE # \_\_\_\_\_

Date we're moving in \_\_\_\_\_

Return this form by December 1 to be in the next issue.

## HELPING HANDS

A list of those willing to help others in the Subdivision

**We try to keep this list as up to date as possible.**  
For changes or additions throughout the year, call the Office (734-453-2022). If you contact someone on this list who is no longer providing the service, please let the office know.



This area has intentionally been left blank.  
For information regarding these services, please contact the Sunflower Office during normal business hours.



## 2020 ASSOCIATION BOARD

*Homeowners, please have Realtors/Title Companies contact the Sunflower Office for closing information. Please do not contact Board Members regarding this type of request.*

This area has intentionally been left blank.  
For information, or assistance please contact the Sunflower Office during normal business hours.

Sunflower Office

734-453-2022

Sunflower Website

[Sunflowercanton.com](http://Sunflowercanton.com)

**The newsletter serves as legal notice;  
please read all of it.**

## HELPING HANDS UPDATE

**(Your name will remain on the list for one year. If you want to renew your ad, or sign up for a new ad, return this registration form)**

NAME \_\_\_\_\_

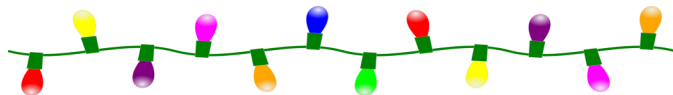
YEAR OF BIRTH \_\_\_\_\_ PHONE \_\_\_\_\_

CATEGORY (circle all that you want to be listed under)

Babysitting	Dog Walking	Pet Sitting
Adult Babysitter	Lawn Work	Snow Shoveling
	Senior Assistant	

CLASSES TAKEN (for Babysitters)

**Deadline for Jan/Feb issue is December 1, 2020**



**Linda Gordon**

Benefits Advisor  
An Independent Agent Representing Aflac



32547 Somerset St  
Westland, MI 48186  
248.217.8551  
[l1\\_gordon@us.aflac.com](mailto:l1_gordon@us.aflac.com)  
[aflac.com](http://aflac.com)

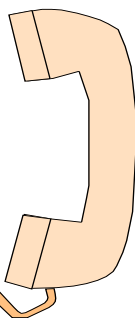
**DON'T GET LEFT BEHIND**  
**THINKING OF SELLING**  
CALL YOUR SUNFLOWER VILLAGE NEIGHBOR TODAY  
FOR FREE HOME MARKET ANALYSIS

**734.386.0167**  
**JULIE FULLER**  
[JULIEFULLER@EXPREALTY.COM](mailto:JULIEFULLER@EXPREALTY.COM)

**MI HOME SELLERS**  
exp

## Small Business Directory

If you need these services, please  
call one of our residents



*Please include my business in the Small Business Directory*

*Business Name:* \_\_\_\_\_

*Resident's Name:* \_\_\_\_\_

*Phone Number:* \_\_\_\_\_ *Lot #* \_\_\_\_\_

*Check which issues:*

\_\_\_\_\_ *Jan/Feb* \_\_\_\_\_ *May/June* \_\_\_\_\_ *Sept/Oct*  
\_\_\_\_\_ *Mar/Apr* \_\_\_\_\_ *July/Aug* \_\_\_\_\_ *Nov/Dec*

*The cost is \$2.00 per issue or \$10.00 per year (pay for five issues and get sixth issue free). Please include payment with this form.*

### BUSINESS NAME

Allegro Piano Service  
AMI Services - Repairing leather, cloth & vinyl  
Amway - Nutrilite & XS Energy & Sports Nutrition  
Brides & Tailor (Custom made Bridal gowns)  
Buttons - Political, sports or custom made  
CPR and Safety Training  
Creating Connections, LLC (Reiki sessions, angel card readings)  
Creating Connections, LLC (writing, editing, proofreading)  
Creative Memories - Scrapbooking & card making  
Global CPA, PC - Tax & Accounting  
Home Staging & Interior Design  
Lawnmower & Snow Blower Repair  
Mary Kay  
Mary Kay  
Norwex Ecofriendly Cleaning Supplies  
Nothin' But Bread  
Pond's Painting  
Tastefully Simple  
Thirty-one

### RESIDENT

Dan Sullivan  
Dave Farmer  
Lori Levi  
Manal Chamseddine  
Lori Levi  
Patrick Casey  
Jennifer Troyer  
Jennifer Troyer  
Kimberlyn Benjamin  
Owen Ekechukwu, CPA  
Joyce Sullivan  
Steve Dickelman  
Joan Trainor  
Kristina Wittner  
Janine Deckov  
Kristin Felsburg  
Jeffrey Pond  
Kelly Becker  
Kelly Reed

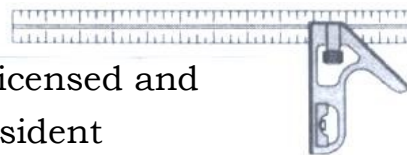
### PHONE

734-451-0769  
313-304-0700  
734-323-0886  
313-265-9947  
734-323-0886  
734-756-4016  
734-709-0998  
734-709-0998  
734-776-9004  
313-903-3366  
734-748-9068  
734-578-5107  
734-812-9690  
734-787-9954  
734-658-6449  
734-747-3075  
734-771-0339  
248-420-5564  
734-765-9993



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Certified Lead Paint Renovator



Call (734) 812-3093 or email  
[gottschalkbuildersinc@yahoo.com](mailto:gottschalkbuildersinc@yahoo.com)

**FREE ESTIMATES**