



# Sunflower News

SUNFLOWER VILLAGE HOMES ASSOCIATION OCTOBER 2022

45800 HANFORD RD. (734)453-2022 WWW.SUNFLOWERCANTON.COM SVHA@SUNFLOWERCANTON.COM

OFFICE HOURS: TUESDAY & THURSDAY 9-3 + WEDNESDAY 5-7



## Sunflower Book Club

If you love to read and enjoy socializing, please join us at the Hanford Clubhouse **Monday, September 26 at 12:30-2:30.**

For further information, please contact Kathy at [kwanamaker52@hotmail.com](mailto:kwanamaker52@hotmail.com)

## CALENDAR OF EVENTS

Thursday-Saturday September 15-17	Garage Sale 9-5
Wednesday September 21	Board Meeting 7pm Gainsborough Clubhouse
Saturday October 15	Trunk-or-Treat 3-5:30pm Hanford Parking Lot
Wednesday October 19	Board Meeting 7pm Hanford Clubhouse
November 1-16	Dues Vote & Board Election
Wednesday November 16	General Board Meeting 7 pm Hanford Clubhouse
Wednesday December 14	Board Meeting 7 pm Hanford Clubhouse
Saturday December 17	Christmas Decorating Contest Judging 6-9 pm

The Newsletter serves as  
legal notice, please read all of it.

Join our email list  
for pertinent, up-to-  
date information  
regarding board  
information, pools,  
activities, and more.



SCAN ME



Sign-up to decorate  
a trunk, help assist  
day of, or to attend.

## 2023 Board of Directors

There will be 6 two-year positions up for election for the 2023 Board of Directors. To be placed on the ballot you must be a resident in good standing. Please submit a short biographical paragraph to the Sunflower office no later than **October 11 at 2pm**. Intentions submitted after the 2pm deadline may be considered at the January 2023 board meeting if there are unfilled positions.

### Biographies

- ♦ Be one paragraph
- ♦ Contain 100 words or less
- ♦ Include a statement on why you would like to serve on the Board
- ♦ A brief summary about yourself

It is encouraged that candidates attend the next board meeting to experience what the Board of Directors responsibilities include.

Plan to join us for an exciting year as we plan events and projects for Sunflower residents.

Please consider sharing your time and talent with your neighborhood. Giving a little time goes a long way in enhancing our community.

### **2022 ASSOCIATION BOARD**

Bob Parker, President	734-787-8179
Khalil Kandah, Vice President	734-968-8842
Pam Turek, Secretary	313-418-7517
Melissa Lichtman, Treasurer	734-660-9710
Barbara Carson	
Jeff Barszcz	734-756-1500
Pat Mulcahy	734-335-7784
Mary Waxer-Leto	248-982-9728
Lori Rysdorp	734-748-7541
Omar Hashwi	313-694-9013
Francisco Rodriguez	734-928-8949

*Did you know all board meeting minutes and monthly Treasurer's reports are available on the website?*

Once the board approves the monthly meeting minutes and Treasurer's reports, they usually are posted within a week's time frame after approval.

WEDNESDAY  
WEDNESDAY

## SUNFLOWER GENERAL MEETING

NOVEMBER 16  
7 PM  
HANFORD  
CLUBHOUSE

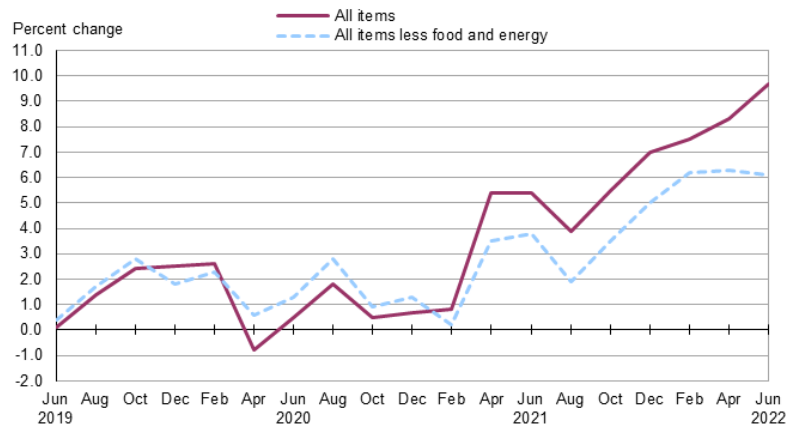
This meeting will discuss the vote results for the 2023 Board of Directors and 2023 Budget.

As another year end quickly approaches, the board has diligently been diving into Sunflower's finances. We are all aware of the unprecedented times we currently live in. Inflation is at an all-time high, and that has had a major impact on the budget. It is important to keep this in mind when it comes to the proposal of the 2023 budget. In order to keep Sunflower moving forward, keep both pools open, and include some necessary grounds maintenance, along with hitting our reserve fund, the board will be recommending a \$35.00 dues increase for 2023.

What did the board look at to come to this conclusion?

- ♦ Inflation for our area is roughly 9.7% ending in June 2022 over June of 2021. Prices increased roughly 3.0% the last two months prior to June. A major example is how the cost of running not one, but two pools will drastically increase due to inflation. Pool chemicals alone are anticipated to rise upwards of 20%. The pools will need to be acid washed to continue appropriate maintenance for them. This is an additional increase on our pool maintenance cost. This small dues increase will allow Sunflower to keep both pools open for the 2023 season.

**Chart 1. Over-the-year percent change in CPI-U, Detroit-Warren-Dearborn, MI, June 2019-June 2022**



Source: U.S. Bureau of Labor Statistics.

[https://www.bls.gov/regions/midwest/news-release/consumerpriceindex\\_detroit.htm](https://www.bls.gov/regions/midwest/news-release/consumerpriceindex_detroit.htm)

The board considered some of the needs from resident feedback for common ground maintenance such as tree removal and planting, cutting of the bushes on Weathersfield Way and Hanford, mulching, and weed wacking around all the trees in common areas. All these items were not in the current budget, but need to be addressed moving forward.

What is the reserve fund?

- ♦ Every 3 years Sunflower has a reserve study completed that has 58 reserve components identified. As quoted from the reserve study 'The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures'.
- ♦ The reserve study provides the amounts of estimated expenditures, along with an estimated time frame of replacement. Our current study looks at expenditures over the next 30 years (2021-2051). Each year the budget includes a dollar amount that needs to go into the reserve fund in order to maintain Sunflower's assets.
- ♦ The Reserve Component Inventory is categorized in three different elements, Property Site Elements, Clubhouse Elements, and Pool Elements. Property Site Elements involve the walking paths, asphalt pavement in the parking lots, sport courts, and irrigation systems to name a few. The Clubhouse Elements include air handling, interior renovation, kitchens, roofs, walls, and windows and doors. Pool Elements include the concrete deck, vinyl covers, fencing, furniture, gazebo, mechanical equipment (pump and filters), pool finish, and structure and deck. **It is currently estimated a total structure and deck replacement for the Gainsborough pool in the year 2035 at an estimated cost of \$850,000. The Hanford pool structure and deck replacement is anticipated in 2051 at an estimated cost of \$1.4 million.**
- ♦ If the reserve fund is not adequately funded, Sunflower will be unable to complete the necessary repairs and maintenance of the items that make Sunflower the desirable community it is to live in.

The board understands an increase may cause a financial hardship for some residents. Dues notices will go out sometime in December. Payment is due January through February 28. We offer payment plans at the discretion of the resident anywhere from 2 payments up to 5 payments. **\*NEW THIS YEAR\*** Sunflower is accepting credit card payments (4% processing fee will apply to each payment). The option is also available to put a credit card on file for your payment plan. Cash and check are still accepted. The board did not come to this decision lightly. Inflation was the main component affecting a proposed dues increase. The board also considered current contract pricing, the needs of the residents based directly on resident feedback, the reserve fund, continued participation in the Canton Township Road Repair Fund, and estimated costs to continue operating the office and pools.

Please visit the website ([sunflowercanton.com](http://sunflowercanton.com)), you can view the approved Treasurer's Reports to see where current expenditures are for 2022.

## 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 5 issues and get 6th issue free). Please include payment with this form (Checks payable to Sunflower Village Homes)

### BUSINESS NAME

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AMI Leather & Upholstery Repair  
Amway - Nutrilite XS Energy & Sports Nutrition  
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Buttons—Political, Sports or Custom Made  
Color Street (FB Group: Sierra's Sweet Manis)  
CPR and Safety Training  
Creating Connections, LLC (Reiki sessions, angel card readings)  
Creating Connections, LLC (writing, editing, proofreading)  
Creative Memories—Scrapbooking and Card Making  
Global CPA - Tax & Accounting  
H.S. and College Math Tutoring  
Interior Design By Joyce  
Mary Kay  
Mary Kay  
Norwex Ecofriendly Cleaning Supplies  
Pond's Painting  
R. Richard Landscape Design  
Specialized Reading Tutoring  
Tastefully Simple  
Thirty One

### RESIDENT

Dan Sullivan  
Hany Barakat  
Dave Farmer  
Lori Levi  
Manal Chamseddine  
Lori Levi  
Sierra Gillis  
Patrick Casey  
Jennifer Troyer  
Jennifer Troyer  
Kimberlyn Benjamin  
Owen Ekechukwu, CPA  
Michael Defranceshi  
Joyce Sullivan  
Joan Trainor  
Kristina Wittner  
Janine Deckov  
Jeffrey Pond  
Randy Kuznicki  
Patricia Greene  
Carol Theard / Kelli Bek  
Kelly Reed

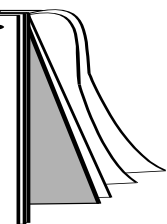
### PHONE

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313-999-5957  
313-304-0700  
734-323-0886  
313-265-9947  
734-323-0886  
734-626-2925  
734-756-4016  
734-709-0998  
734-709-0998  
734-776-9004  
313 903-3366  
734-776-2735  
734-748-9068  
734-812-9690  
734-787-9954  
734-658-6449  
734-771-0339  
734-756-0758  
734-455-2569  
248-420-5564  
734-765-9993

If you run a business out of your home and would like to be included in the Small Business Directory, please fill in and mail the coupon

## HELPING HANDS

A list of those willing to help  
others in the subdivision



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1/2 Page	\$140.00

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This area intentionally left blank.

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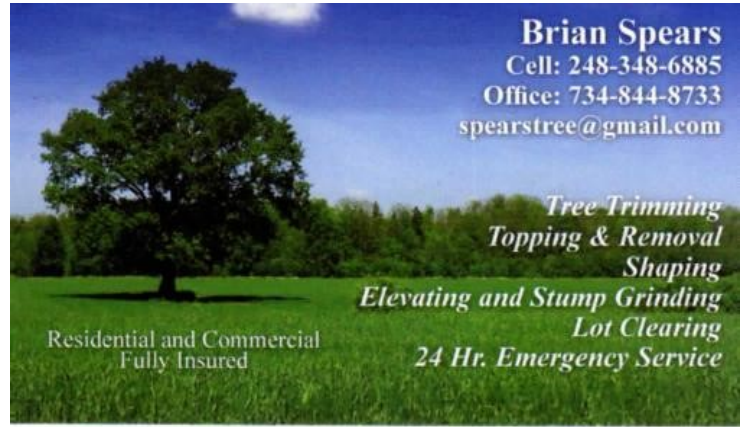
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