



# Sunflower News

SUNFLOWER VILLAGE HOMES ASSOCIATION NOVEMBER 2022

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

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

## Board of Directors Annual Election and 2023 Dues Increase Vote

The Board of Directors have approved the use of an electronic voting platform named *Election Buddy* to conduct the 2023 Board of Director's Annual Election and the 2023 SVHA Budget Approval/Dues Increase.

### Voting Procedures

Voting opens **Tuesday, November 1 at 9am** and ends **Wednesday, November 16 at 5pm**.

Electronic voting will remain open during this time period. All paper ballots must be received at the Hanford office by November 16 at 5pm.

*How you will receive your ballot.*

- ◆ If we have your email on file, it will be emailed to you to vote electronically.
- ◆ Each lot will receive a paper ballot in the mail. The paper ballot will provide instructions to either vote electronically OR send in your paper ballot.

### *Voting Instructions*

- ◆ Only 1 vote per lot
- ◆ Only homeowners in good standing are eligible to vote
- ◆ Return your paper ballot in a SEALED envelope with your lot number written on the front. You may drop it off during office hours or drop off in the drop box located to the right of the Hanford Clubhouse door.
- ◆ If you cast your vote electronically, do NOT submit your paper ballot. Your electronic ballot supersedes your paper ballot.
- ◆ There are more candidates than open seats. You may vote for a maximum of 6 candidates.

Turn to pages 2-3 for the BOD candidates  
Turn to page 4 for the proposed budget

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

## CALENDAR OF EVENTS

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

WEDNESDAY  
WEDNESDAY

**SUNFLOWER  
GENERAL MEETING**

NOVEMBER 16  
7 PM  
HANFORD  
CLUBHOUSE

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



**SCAN ME**

# 2023 Board of Director Candidates

## **Lisa Ayoub**

My name is Lisa Ayoub and I am pleased to be apart of the Sunflower Village community for the past 5 years. I've been married to my husband Jack since 2015 and we have two kids, Ophelia and Micheal. My husband and I own two local restaurants and a food truck catering business. I would love to be a member of the Sunflower Village HOA board so I can help this neighborhood continue to flourish. I work with a lot of different neighborhoods through my job and I feel I can bring some great ideas to our community.

## **Rich Downing**

I have been a resident of Sunflower for 27 years. I am a retired firefighter, having served 30 years. My family is blessed to live in Sunflower. I served on the board in the late 1990's when there was talk of closing the Gainsborough pool due to "budget cuts", much like there is today. I will again fight to keep both our pools open. I managed many projects for SVHA resulting in high quality results and significant savings to the association. Please vote for me for a seat on the Board of Directors of SVHA.

## **Khalil Kandah-Current Board Vice President**

I have called Sunflower our home for over 24 years. We have raised three children in this community. I served last term as Vice President. I also served on the finance and road committees. I am currently employed with Stellantis Automobiles at the DACJ complex in Detroit.

## **Mary Waxer-Leto-Current Board Director**

I've been a Sunflower resident since 2009. My experience includes 7 years of corporate legal & 33 years of automotive, communications & sales experience. I was elected to the Sunflower BOD in 2021 with goals of increasing communication, transparency & coordinating community events. Since then, I've played a major role in event planning, execution & cleanup. Our website & Facebook pages have relayed more information to our residents than I have ever seen since 2009. The goal is to continue to hear residents' feedback, requests and keep that information flowing.

## **Melissa Lichtman-Current Board Treasurer**

My voice on the Board has always been one that encourages transparency, improving resident communications, and process improvements within the organization. In my efforts I have volunteered for all committees, chaired the Social Committee, and served as Treasurer. I remain open to dialogue with residents to discuss their suggestions, concerns, and criticisms. While I can't speak on the Board's behalf, I am more than willing to share my individual viewpoints. In addition, I am committed to carrying resident feedback forward for Board consideration. I would like to continue my service to the Sunflower community and would appreciate your vote.

## **Ann M. McGowan**

Sunflower resident for over 19 years. Husband and I have raised two children through PCEP. I have worked in the legal field as a Paralegal for over 32 years and am currently the Board Secretary for AHCCOA.com (AuSable Huron Condominium Campground Association/ located in Oscoda). I have contemplated serving on the Board for many years to stay informed, involved and have input with subdivision matters; now is the time. Thank you for your consideration.

# 2023 Board of Director Candidates

## **Wilson “Bill” Muse**

My name is Bill Muse and I am interested in serving on the board of directors for Sunflower. My wife, Linda, and I have been residents since 2000 and raised two sons here. They have left the nest and freed up time which will allow me to serve. I am a Professor of Life Sciences at Schoolcraft College and am quite adept at public speaking, explaining complicated topics and making sure that those in my classes are given the opportunity to learn. I would bring my talents to the board and be a resource of ideas and service.

## **Todd Regan**

My family and I are on our 3rd year living in this wonderful community. Best decision we have ever made. My wife and I have 3 kids ages 9 to 18 months!! I graduated MSU with a BA in HR and I also have my MBA. For work I am an estimator for a small reconstruction firm. In my spare time I am actively involved in Little League and hold a seat on the board. I look forward to working with the other board members and members of the community in making Sunflower the absolute best place to live.

## **Robert Parker -Current Board President**

Robert has lived in Sunflower since 1990. Robert and Monica have 3 children and 5 grandchildren. Robert retired from Detroit Diesel Corporation after 35 years of service. He was a Senior National Service Manager. Robert has worked with various organizations, such as the Michigan Trucking Association, National Truck Maintenance Council, Dearborn Public Schools and Plymouth/Canton Schools. He has a B.S. Degree in Automotive Engineering with Associate Degrees in Business Administration and Electrical Engineering Technology. Robert has served on the Sunflower Road, Snow, and Communication Committees. And served as Vice President and President of our Sunflower Home Owner Association.

## **Susan Schumacher**

I believe that increasing opportunities for young families is the way in which to grow our community. My husband, Jim and I have lived in Sunflower since 2004 and our family has enjoyed the amenities Sunflower offers residents from the pools and basketball courts to events like the Easter egg hunt and summer picnic. Young families are the core of Sunflower, and it is essential to make existing events and programs stronger to further engage our families. Transparency, technology enhancements and opportunities for inclusion for residents are ways to improve our community and I am committed to making that happen.

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## Reasoning for the Proposed Budget Increase

- ◆ The estimated operating expenses for 2023 are \$646,860. A \$35.00 annual dues increase per household with a 98.5% collection rate applied would generate \$596,880.
- ◆ The 2022 budget included income from reimbursed legal fees. Legal fees reimbursements should not be included in a realistic budget proposal.
- ◆ 2023 expenses overall were estimated to increase at an inflation rate of 7%.
- ◆ Payroll tax expenses have significantly increased.
- ◆ The reserve contribution is a yearly contribution adjusted for inflation that funds major repairs and replacements of Sunflower Village's current assets. The pools and clubhouses require continued upkeep, just as our homes do. Significant expenses such as roof replacements and pool deck concrete replacement should be budgeted for in advance. The reserve account is not intended to fund operating budget shortfalls.
- ◆ **If a dues increase does not pass, the estimated dues income amounts to \$538,850 resulting in an estimated funding shortfall of \$58,030. Our governing documents indicate that budget items such as pool operations and events would have to be cut first.**

INCOME	2022 Budget	Proposed 2023 Budget
Dues	546,975	596,880
Clubhouse Rentals	28,500	27,000
Events	100	--
Pools	12,500	13,000
Newsletter Advertising	1,800	1,800
Payment Plan & Late Fee	8,200	8,180
Reimbursed Legal fees	10,800	--
<b>TOTAL INCOME</b>	<b>608,875</b>	<b>646,860</b>

EXPENSES	2022 Budget	Proposed 2023 Budget
Events	10,000	10,700
Newsletter	5,000	3,210
Office Operations	14,000	15,201
Clubhouse Operations	12,000	16,730
Lifeguard Rewards	--	1,000
Club Equipment	500	500
Repair & Maintenance	14,000	15,682
Tools	1,000	1,000
Utilities	27,500	32,207
Commons Area	80,000	91,890
Snow Removal	55,000	55,000

EXPENSES (cont.)	2022 Budget	Proposed 2023 Budget
Pool Chemicals	11,000	12,070
Pool Operations	9,000	10,058
Pool Maintenance	6,000	5,500
Pool Equipment	1,000	500
Pool Parties	450	256
Wages - Office, Pools & Maintenance	168,000	154,083
Payroll Services	4,100	6,420
Cell phones	660	720
Mileage	500	650
Payroll Tax Expenses	15,000	25,000
Federal Income Tax	2,000	100
MI Annual Report	20	20
Property Tax	200	250
Professional Fees	33,250	29,318
Insurance	18,000	21,599
Cap Reserve Contribution	99,900	116,896
Bank Charges	--	300
Road Fund Contribution	20,095	20,000
Miscellaneous Expense	400	--
Bad Debt	300	--
<b>TOTAL EXPENSES</b>	<b>608,875</b>	<b>646,860</b>
<b>INCOME-EXPENSE</b>	<b>-0-</b>	<b>-0-</b>

The most recent board approved Treasurer's Report through August 2022 is on the following page. Please note there are four more months of operating expenses including the 2022 budgeted reserve contribution. We are looking at roughly \$40,000 in expenses for September alone. The September Treasurer's Report will be voted on and published after the October board meeting.

INCOME	22 BUDGET	Q1 22 ACT	Q2 22 ACT	07/22 ACT	08/22 ACT	YTD TOTAL
Dues	546,975	519,561	23,198	1,749	625	545,133
Clubhouse Rentals	28,500	6,175	9,910	1,500	2,765	20,350
Events	100	-	-	-	1,125	1,125
Pools	12,500	-	10,090	2,058	580	12,728
Newsletter Advertising	1,800	-	2,618	70	-	2,688
Other Income	8,000	3,335	4,556	315	209	8,415
Payment Plan Fee	200	60	96	27	30	213
Reimbursed Legal Fees	10,800	2,776	-	-	-	2,776
Misc. Income	-	-	37	2	11	51
<b>TOTAL INCOME</b>	<b>608,875</b>	<b>531,907</b>	<b>50,506</b>	<b>5,721</b>	<b>5,345</b>	<b>593,479</b>
EXPENSES	22 BUDGET	Q1 22 ACT	Q2 22 ACT	07/22 ACT	08/22 ACT	YTD TOTAL
Events	10,000	150	625	1,560	1,587	3,922
Newsletter	5,000	1,472	1,571	-	-	3,043
Office Operations	14,000	3,247	2,517	1,667	780	8,212
Clubhouse Operations	12,000	2,311	2,977	1,606	874	7,768
Club Equipment	500	-	-	-	-	-
Repair & Maintenance	14,000	4,294	5,121	284	489	10,188
Tools	1,000	-	-	-	-	-
Utilities	27,500	3,895	6,281	2,811	5,801	18,787
Commons Area	80,000	489	41,126	8,294	7,155	57,065
Snow Removal	55,000	31,663	1,788	-	-	33,450
Pool Operations	9,000	-	6,332	508	793	7,633
Pool Maintenance	6,000	-	12,630	-	-	12,630
Pool Equipment	1,000	-	6	303	48	357
Pool Chemicals	11,000	-	8,565	1,751	738	11,055
Pool Parties	-	-	-	242	-	242
Wages-Office, Pools, & Maint.	168,000	9,590	31,509	29,491	31,235	101,824
Payroll Taxes	15,000	955	5,221	4,485	4,642	15,302
Payroll Services	4,100	1,049	1,390	620	486	3,546
Mileage	500	64	242	108	100	513
Cell Phones	660	155	180	60	60	455
Time Clock Expenses	-	-	143	75	71	289
Federal Income Tax	2,000	-	-	-	-	-
MI Annual Report	20	-	-	-	20	20
Property Tax	200	-	-	-	-	-
Professional Fees	33,250	8,155	3,562	463	7,100	19,279
Lien Fees	-	(325)	-	-	-	(325)
Insurance	18,000	-	16,083	-	509	16,593
Reserve Contribution	99,900	-	-	-	-	-
Road Fund Contribution	20,095	-	10,000	-	-	10,000
Misc. Expense	400	(334)	-	-	-	(334)
Unreimbursed Bank Fees	450	(268)	533	2	8	275
Bad Debt	300	-	-	-	-	-
Reconciliation Discrepancies	-	(1)	14	11	-	24
<b>TOTAL EXPENSES</b>	<b>608,875</b>	<b>66,562</b>	<b>158,414</b>	<b>54,340</b>	<b>62,496</b>	<b>341,813</b>
<b>INCOME - EXPENSE</b>	<b>-</b>	<b>465,344</b>	<b>(107,909)</b>	<b>(48,619)</b>	<b>(57,151)</b>	<b>251,665</b>

## 2023 Dues Procedures

- ♦ Dues are due January 1. They are considered late starting March 1.
- ♦ If paid after February 28, there will be a \$35.00 late payment added March 1, April 1, and May 1.
- ♦ If you have an email on file, you will receive a dues notice via email.
- ♦ Dues notices will be sent out mid-December.
- ♦ You may pay your dues via credit card (there is a 4% processing fee).
- ♦ Payment plans are available from 2-5 payments. There is a \$3.00 service fee for each payment.
- ♦ Payment plans on credit cards are available (4% processing fee + \$3.00 service fee for each payment will apply).
- ♦ Cash and check are also accepted forms of payment.

### 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

## Holiday Lights & Decorating Contest

- ♦ Judging - Saturday, December 17, 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 & South of Warren)
- ♦ *Honorable mention* - SVHA Pool Guest Pass (up to six total)

**We need at least two judges to help pick the winners of the contest on the night of December 17. Please email [svha@sunflowercanton.com](mailto:svha@sunflowercanton.com) if you'd like to be a judge.**

### Salting Policy for Icy Roads

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

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



## Small Business Directory

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### RESIDENT

Hany Barakat  
Mona Fawaz

### PHONE

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248-227-6093

## HELPING HANDS & DIRECTORY

- ♦ Do you babysit, pet sit, dog walk, do lawn work or snow removal, or own your own business?
- ♦ Do you want to list your name in the newsletter and monthly email to help your neighbors?
- ♦ Please email [svha@sunflowercanton.com](mailto:svha@sunflowercanton.com) for information to be added to the next newsletter or email blast.

### Babysitters:

(Year listed is year of their birth):

### Dog Walking/Pet Sitting:

### Snow Removal:

### Lawn Work:

Steven Toth (adult) 313-215-1000

## Ad Rates

Business Card	\$42.00
1/4 Page	\$70.00
1/2 Page	\$140.00

# Snow Season Do's and Don'ts

- ♦ 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). **Do not shovel or blow the snow back into the street.**
- ♦ 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.
- ♦ Take down basketball nets that hang over the street so the plow will not damage your net and/or pole.
- ♦ Clean your storm drains to allow snow to melt.
- ♦ 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.



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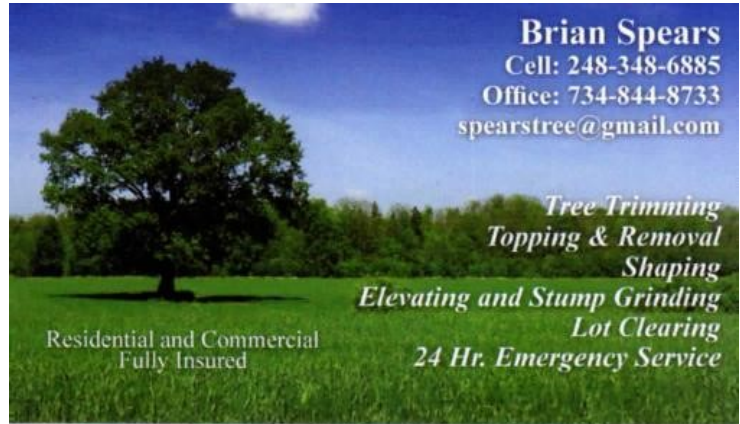
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