

## SUNFLOWER VILLAGE HOMES ASSOCIATION

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### Board Members

#### Officers

Melissa Lichtman - term ends 12/24  
*President*

Chico Rodriguez - term ends 12/25  
*Vice-President*

Khalil Kandah - term ends 12/24  
*Treasurer*

#### Directors

Rich Downing - term ends 12/24

Ann McGowan - term ends 12/25

Bill Muse - term ends 12/24

Mary Waxer-Leto - term ends 12/24

### 2024 SVHA Annual Dues

Annual dues notices were mailed to all homeowners in December. Dues can be mailed to or dropped off at the Sunflower Office on Hanford Road. Annual dues must be received by March 1st or a \$35 late fee will be added for each overdue month.

Sunflower homeowners voted and approved the 2024 dues at \$355 and an additional \$100 Road Fund Fee for the 2024 and 2025 fiscal years. *The Road Funds will only be used for road improvements.*

According to the By-laws, Annual Dues payments are due January 1 and are considered past due and subject to late fees after March 1 of each year. Payments can be made by check, cash, or with a credit card (there is a 4% processing fee applied to credit cards). Please call the office for assistance with credit card payments.

#### Homeowners may select a 2-5 month payment plan for their 2024 Dues.

*Please contact the Association Office **prior to January 31, 2024**, to make necessary arrangements and avoid additional charges.*

Homeowners who chose a payment plan for their 2024 dues may select of the following options.

- 2 payments - \$230.50 each (this amount includes the \$3 service fee)
- 3 payments - \$154.67 each (this amount includes the \$3 service fee)
- 4 payments - \$116.75 each (this amount includes the \$3 service fee)
- 5 payments - \$94 each (this amount includes the \$3 service fee)

#### Things to Remember about payment plans:

- The first payment is due on 2/1/2024 and subsequent payments will be due on the first of each month. A \$3 service fee will be added to each payment.
- Payment plans on credit cards are available (4% processing fee + \$3.00 service fee for each payment will apply).
- A \$35 late fee will be applied when a scheduled payment is 30 days in arrears.
- If a scheduled payment plan is 90 days in arrears, immediate remittance of the full remaining balance plus late fees will be required.
- All swimming pool and clubhouse rental privileges will be suspended until your dues and fees are paid in full.
- If you choose a four or five payment plan option and want to be able to use the pool on opening day, you will need to start making payments in January and be paid in full by the pool opening day in May 2024.
- Making a partial payment will be considered as a payment plan and service fees will be assessed at \$3 for each subsequent payment.

### Office Hours

Tuesday: 9 a.m. - 3 p.m.

Wednesday: 5 p.m. - 7 p.m.

Thursday: 9 a.m. - 3 p.m.

Phone: 734.453.2022

email:  
svha@sunflowercanton.com

Office is located at:  
Hanford Clubhouse  
45800 Hanford Rd.

**THIS NEWSLETTER SERVES AS LEGAL NOTICE. PLEASE READ ALL OF IT.**

## 2023 State of the Village- From Melissa Lichtman

### **A Challenging Start to 2023 for Our Community**

The start of 2023 proved to be a difficult time for our organization, with a complete loss of office staff and our Maintenance Manager. As if that wasn't enough, our neighborhood was hit by a series of severe storms throughout Spring and Summer. This resulted in significant flooding and tree damage in the area. To our dismay, both of our pools were found to have holes that needed repairs before they could be opened to the public. We also discovered that the Hanford pool deck needed significant concrete replacements to meet inspection standards. Lastly, the Gainsborough pool pump room, located in the basement, had a major water intrusion issue that required immediate repair to prevent further infiltration.

### **Learning from Adversity: A Message of Gratitude to the 2023 Board**

Let's face it, this timeframe was beyond difficult. Yet, despite the challenges, we were able to learn valuable lessons and come out stronger. Managing a community of nearly 1700 residents is no easy feat, and it often leads to differences of opinion. I believe that the Board is now more receptive to resident input, with various ways to express opinions or make suggestions – including taking questions and providing answers during every monthly meeting in 2023. This is a passionate initiative that highlights our board members' commitment to transparency and effective communication. I want to express my sincerest gratitude to the 2023 board for their unwavering commitment to this neighborhood. Their volunteer work and dedication have not gone unnoticed.

### **Expressing Appreciation for the Successful Votes on Dues Increase and Road Assessment**

We would like to extend our sincerest thanks to all the residents who voted for the 2024 dues increase of \$30 per household and the \$100 per household per year for two years of road assessment. With a 2/3 margin of votes submitted, both proposals passed successfully. The board is grateful for your vote of confidence and support in our efforts to enhance the quality of our neighborhood and our streets.

### **Looking Ahead to 2024: Projects on the Horizon**

As we move forward, there are still several projects to tackle from previous years, as well as numerous new ones for the upcoming year.

The following are the current priorities for our community:

- *Roads Update.* We applied for and were approved for a \$100,000 Grant for road improvements for 2024. The Board has asked Canton Township for the focus of the 2024 Funds to target the Swanmere entrance into the subdivision off Beck Road.
- *Gainsborough Clubhouse Pump room/ Furnace room fireproof ceiling to pass Fire Inspection.* We are currently working with construction companies to receive formal bids and determine the best course of action to complete the necessary work.
- *Gainsborough Clubhouse Certificate of Occupancy.* We are working with the Canton Township Building Department to provide the information required to secure this.
- *Re-negotiating expiring Contracts.* High-cost contracts for Mowing and Snow Removal will expire in 2024. We will be seeking bids for these services. These contracts have always been multi-year agreements, which is why the Board will exercise great care in their renegotiation. It is important to note that these services were also bid in 2023 to save costs, but the Board determined we should maintain our current vendor relationships at that time. If you, or anyone you know, is a licensed and insured contractor and is interested in bidding for these contracts, please contact our office or Chico Rodriquez. Please consider the scope of work for the 70-acre neighborhood commons area and 17 miles of streets, when making a recommendation.

- *The Reserve Study Update.* Initiate a Reserve study update which is conducted every three years. A consulting company will be brought in to review our assets, projecting their longevity and the cost of necessary future replacements or repairs. It's essential to note that the projected Annual Reserve contributions placed in each year's budget are based on the outcomes of this Reserve study.
- *Clubhouse Updates.* As part of the ongoing maintenance of our Community Assets, the following items have previously been identified in our current Reserve Study as needing attention in 2024.
  - Kitchen renovations – Gainsborough & Hanford
  - Interior Renovations – Gainsborough & Hanford
  - Flooring Replacement – Gainsborough & Hanford
- In addition, several projects are also on the radar in 2024.
  - Concrete Sidewalk repairs
  - Asphalt crack repairs
  - Mechanical Equipment (pool heaters/boilers)

Finally, our usual reminders (frequently brought to the Board's attention by resident complaints)

- Please clean up after your dogs in the common areas, community sidewalks, and your yard.
- Do not throw pet waste or household trash in the common trash cans.
  - Both will go a long way in avoiding rats, who seek this as a convenient food source.
- Please trim trees that hang over sidewalks to allow a full clearance for those using the sidewalks.
- Please clear snow around fire hydrants
- Mark your curbs and mailbox with stakes, as well as ensure that your mailbox can sustain heavy snows and ice hitting it when plowing the streets. The plow company is not responsible for damages caused in unmarked areas or damage caused by heavy snow.

### **Preparing for the Annual Picnic: A Community Call to Action**

The annual picnic is a beloved tradition that requires months of preparation. We often face competition with graduation parties when it comes to securing tents, chairs, entertainment, food trucks, and other resources. Unfortunately, we have seen a significant decline in volunteers over the years. The previous picnic was only made possible by the hard work of four board members and their small families. To keep this tradition alive, we need residents to step up and volunteer for planning, setting up, and tear down. It's a fantastic opportunity to come together as a community and enjoy each other's company.

Please note that the Picnic as well as other events held by the HOA can help fulfill Community Service hour requirements.

If you're interested in participating, please reach out to our office. We are planning to hold the first Picnic Planning in February. The time, date, and location will be announced shortly.

Happy New Year Sunflower!

Melissa Lichtman, President, Sunflower Village Homes Association



## Please return Sunny and Sunflower

Uh-oh, have you spotted the adorable Sunflower Elves, Sunny and Sunflower, prancing around your home? They seem to have gone AWOL!

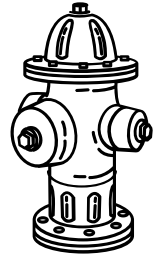


We need them back ASAP! Drop them off at Debra-Sue Leach's home at 7185 Chadwick Ct., or the Sunflower Office during normal biz hours.

We're on a mission to keep the holiday magic alive for our little ones! So, do your bit and check every nook and cranny of your house for our cute little elves who may be hibernating from the winter chill. Thanks a million!

## Fire Hydrant Snow Removal

Maintain Safety during Heavy Snowfall by Clearing Fire Hydrants



During heavy snowfall, fire hydrants can become buried and pose a significant safety risk. Don't wait until it's too late! If you have a fire hydrant near your property, please take a few moments to clear it of snow.

Remember, every second counts in an emergency, and the fire department may not be able to clear them all. A few minutes of your time can make all the difference in the world.

Thank you for doing your part to ensure the safety of our community.

## 2024 Sunflower Picnic Committee Call for Volunteers

Hey there, Sunflower peeps!

We're putting together the ultimate picnic experience for 2024, and we need YOUR help to make it happen! The first planning meeting for the Picnic will take place in February.

This is no small feat, folks. We're talking about booking amazing talent, nailing down tasty eats, and rounding up the best food trucks in town!

We're on the hunt for some passionate peeps to help us with the planning process. We need your skills to make this picnic the best one yet!

But let's face it, we can't just snap our fingers and make this picnic happen. We need to hustle and secure everything from tents to chairs, pronto! So let's get this party started and make this picnic one for the books!

Please reach out the Sunflower Office if you are interested in being a part of this amazing event. Ph: 734-453-2022, svha@sunflowercanton.com.



Just a friendly heads up. The official **Sunflower Village Events & Information Facebook page** is the one and only social media platform managed by the SVHA Board.

Any other pages using the Sunflower name are not endorsed by the association, and any comments or questions posted there may not be responded to. So, if you've got something on your mind, give us a shout by calling the office at 734-453-2022 or emailing svha@sunflowercanton.com.

## Clubhouse Rentals

Sunflower has two Clubhouses that are available for rental to any Sunflower Homeowner in good standing (all dues paid and no problems from previous rentals).

**Rental Fee: \$275.00**  
**Holiday Rentals: \$375.00**

- A \$400 security deposit will be held until the clubhouse has been inspected and determined to be clean and free from damage.
- A \$500 (cash or cashier's check) deposit will be required if a homeowner is renting for a non-resident or if the homeowner has been charged for failure to clean or for damage to the facility after a previous rental.

To check Clubhouse availability please call the Sunflower Office at 734-453-2022.

### Rental Checklist

Dear Renters, please be aware that the rental checklist is required to be completed at the end of your rental period. We have noticed that many items are often overlooked, so please take note of the following:

- Ensure that all bathroom trash containers are emptied
- Vacuum floors thoroughly, including the kitchen, bathrooms, and tiled entryway
- Wipe down all tabletops and counters
- Please don't attach anything to the walls during your stay
- Kindly reset the room and follow the diagram on the facility wall for guidance
- Remove all items, including bags of ice, from the refrigerator and freezer
- Check cupboards for any personal items. Please do not leave anything behind.

Our current rental fees are significantly lower than other options because our facility is self-managed by residents like you. It's crucial that we keep our clubhouses clean and tidy for everyone's enjoyment.

**March 1, 2024**

*Mark your Calendar*

**Clubhouse  
Reservations for  
2025 begin today!**

**734-453-2022**



**For All Your  
Mortgage Loan  
Needs Including...**

New Construction

New Purchase

Conv, FHA, VA

Vacant Land

Renovation

**Doctor-Dentist**



**Nick Eicher**  
Mortgage Loan Originator  
NMLS ID# 2021592

**734-788-2781**  
✉ [nicholas.eicher@lmcu.org](mailto:nicholas.eicher@lmcu.org)

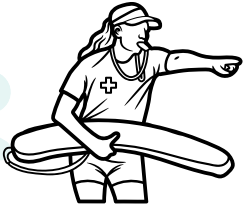
### Street Lights Out?

If you notice a street light that is burned out at one of the Sunflower's entrances, please call DTE Energy (800-477-4747) to report it.

You do not need to call the Sunflower Office and ask us to call. Thank you.



## Neighborhood Gentle Reminders



### EMPLOYMENT OPPORTUNITY LIFEGUARDS

Sunflower is looking for Red Cross certified Lifeguards to work the pools this summer.

Applicants must be 16 or older before May 24. Part-time positions available from early May to Labor Day. Pick up an application at the Sunflower Office. Please apply by April 1. A work permit is required if the applicant is under the age of 18.

### SUNFLOWER BOOK CLUB - MEETS THE 4TH MONDAY OF EVERY MONTH Time: 12:30 - 2:30 p.m. @ Hanford Clubhouse

All Sunflower residents are welcome! We would love new members who enjoy lively conversation and social time.

Dates:

- Monday, January 22
- Monday, February 26
- Monday, March 25
- Monday, April 22
- Monday, May 20

For more information, please contact Kathy @ 734-459-3369.

### Please do not place items in our commons

We kindly request that personal belongings not be left in our common areas. In the event such items are left behind, the Association will bear the expense of having them removed.

The majority of the items found by Association staff can be placed for trash pick-up at the curb, including play structures, swing sets, grass clippings, branches, and old furniture. We encourage residents to avail themselves of the services provided by the Canton Township and to help maintain the cleanliness of our commons.



### Monthly Public Board Meetings

Monthly Public Board Meetings are held the 3rd Wednesday of each month at 7 p.m at the Hanford Clubhouse unless otherwise noted.

- January 17, 2024
- February 21, 2024
- March 20, 2024
- April 17, 2024
- May 15, 2024
- June 19, 2024
- July 17, 2024
- August 21, 2024
- September 18, 2024
- October 16, 2024
- November 20, 2024
- December 11, 2024 (this meeting is held one week early due to the holiday season)

### Set the Night Aglow

Hey there, Sunflower residents! Let's team up to keep our neighborhood as safe as a castle. To start, leave your porch light shining bright like a diamond at night to deter any mischief-makers. And if you sense something fishy going on, don't hesitate to investigate the source of a furry, four-legged pal's barks or call up the Canton Police to report any suspicious activity. Thanks for doing your part in keeping our community awesome!

## Snow Season Reminders

The Board has a plan for keeping subdivision streets safe during snow season: when two inches or more of snow accumulate, the plowing contractor will clear the streets and salt selected intersections.

Here are some Do's and Don'ts to keep in mind for a smooth snow season:

- Don't leave your car(s) parked on the street when snowstorms are predicted, so the contractor can plow curb to curb without any obstacles.
- Clearly mark your property along the curb and driveway entrance with flags or stakes, so the snow removal company can avoid causing damage to sprinkler heads or lawns.
- Responsibility for clearing driveways and mailboxes after the plow comes through falls on homeowners (including community mailboxes for folks living south of Warren Road). Please don't shovel or blow snow back into the street.
- Trim any tree limbs hanging over the street to make sure plows can get close to the curb and avoid going around that area.
- Remember to take down basketball nets that hang over the street to avoid damage to your net and/or pole.
- Keep storm drains clean to ensure snow melt can drain quickly.
- Be patient, as it takes time to plow the whole subdivision. A snowfall of 2-4 inches could take up to 24 hours to plow, and anything over 2-4 inches could take even longer. Plows won't start until the storm tapers off or ends.
- If there's a fire hydrant on your property, make sure it's easily accessible. Canton Township ordinances require three feet of unobstructed access around all fire hydrants, including snow that has accumulated or been piled up.



Jackson Galaxy from TV's Animal Planet, "My Cat From Hell"  
Jan Conner, Owner of Pet Nanny,

**Motto: "We love them when you have to leave them"  
and our Mission: "To Pamper and Spoil"**

- 🐾 Professional in-home pet service
- 🐾 Dog walking
- 🐾 Vacation visits
- 🐾 Cat sitting service
- 🐾 Puppy care
- 🐾 Member of Professional Pet Sitters
- 🐾 In business over 20 years
- 🐾 Experienced, insured & bonded
- 🐾 Over 50 five-star ratings on Google
- 🐾 A+ with Better Business Bureau
- 🐾 Credit card/PayPal available
- 🐾 Available 365 days & holidays

**Pet Nanny, Inc.**

**www.pet-nanny.com • 734-981-6108**

**Servicing the Canton, Plymouth, Northville, Novi,  
Farmington, Livonia & Westland Areas**

## Helping Hands

A list of those willing to help others in the subdivision

We try to keep this list as current as possible. For changes or additions throughout the year, call the Office (734-453-2022) or contact via email at svha@sunflowercanton.com. If you contact someone on this list who is no longer providing the service, please let the office know.

### Babysitters

- Brianna Hodge 734-679-2464
- Brietta Levi 734-735-9571  
(Red Cross SafeSitter, CPR, First Aid)
- Chloe Carns 734-718-9331
- Kelsey Parker, 1992 734-748-2909

### Dog walking / Pet Sitting

- Brianna Hodge 734-679-2464
- Kelsey Parker, 1992 734-748-2909
- Callie Schlosser 734-294-2829

### Lawn Work

- Steven Toth (adult) 313-215-1000

### Snow Removal

- Samuel Snipes, 2006 734-945-4929
- Finn Stubin, 2008 734-331-7291

### 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 to the office, or email your information to svha@sunflowercanton.com

Name: \_\_\_\_\_  
 Year of Birth: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 email: \_\_\_\_\_

CATEGORY (circle all that you want to be listed under)  
 Babysitting Dog Walking Pet Sitting  
 Adult Care Lawn Work Snow  
 Shoveling

CLASSES TAKEN (for Babysitters):  
 \_\_\_\_\_

**Deadline for our next issue  
 is March 15, 2024**

## Small Business Directory

**Business Name - Resident - Phone**

- After Market Interiors, leather and vinyl repair - Dave Farmer -313-304-0700
- America's Best Choice Realty, LLC - Hany Barakat, 313-999-5957
- Amway, Nutrilite, XS Energy - Lori Levi, 734-323-0886
- Bakeshop102.com, Mona Fawaz, 248-227-6093
- Creative Memories - Scrapbooking and Card Making  
 Kimberlyn Benjamin, 734-776-9004
- Doc Bill's Academic Tutoring Math and Science, Bill Muse, 734-354-9457
- Mary Kay - Kristina Wittner, 734-787-9954
- Norwex - Mary Lou Herbeck, 734-649-6517
- Political or Custom Buttons & T-Shirts, Lori Levi, 734-323-0886
- R. Richard Landscape Design - Randy Kuznicki, 734-756-0758

### GET ADDED TO THE SMALL BUSINESS DIRECTORY

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 below coupon and payment to the Hanford Office. The cost is \$2.00 per issue or \$8.00 for the whole year.

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

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

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

Which issues?: \_\_\_\_\_ April \_\_\_\_\_ July \_\_\_\_\_ October \_\_\_\_\_ Jan 2025

Please include payment with this form. You can drop this form off at the Hanford Office during business hours or place it in the mail slot on the right hand side of the Hanford Clubhouse entrance at any time.  
 (Make your check payable to Sunflower Village Homes Association)

## Register for SVHA Electronic Newsletter

The Association Office offers monthly electronic newsletters and timely notices to keep you informed about your community and subdivision. To receive these valuable updates, all you need to do is provide your email address.

To sign up for the electronic newsletters, please visit:  
<https://sunflowercanton.com/forms/>. You must be the Homeowner/Occupant of Record and at least 18 years old.

Rest assured that your privacy is of utmost importance to us! Our email list is managed through MailChimp, and you can unsubscribe at any time.