

SUNFLOWER VILLAGE HOMES ASSOCIATION

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Board Members

Officers

Melissa Lichtman - term ends 12/24
President

Chico Rodriguez - term ends 12/23
Vice-President

Khalil Kandah - term ends 12/24
Treasurer

Omar Hashwi - term ends 12/23
Asst. Treasurer

Lori Rysdorp - term ends 12/23
Secretary

Directors

Jeff Barszcz - term ends 12/23

Rich Downing - term ends 12/24

Ann McGowan - term ends 12/23

Bill Muse - term ends 12/24

Pam Turek - term ends 12/23

Mary Waxer-Leto - term ends 12/24

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.

Mid Year State of the Village Update

From Melissa Lichtman, SVHA Board President

Hello Sunflower residents, we are now over halfway through 2023 and we would like to provide you with an update on what we expect for the next few months, as well as reflect on some of the challenges our community has experienced.

Firstly, I want to acknowledge that many of our board members have been working diligently behind the scenes to address various issues that have arisen throughout this year. Though their efforts may go unnoticed, we deeply appreciate their hard work and dedication to the Sunflower community.

Roads

Our board is working hard to find relief for our community through all available channels. Recently, Board Member Ann McGowan organized a meeting with Supervisor Graham-Hudak and township engineers, which was attended by the majority of the Board.

Following this meeting, Ann took the initiative to plan a joint meeting with Canton Twp and Wayne County officials. She has also reached out to various State and local representatives, including the Michigan Attorney General. Additionally, several board members attended a local meeting with Wayne County Commissioner, Melissa Daub to advocate for relief.

Pam Turek and Ann McGowan also attended a "Neighborhood Know-how" meeting hosted by the township to gain more insight on opportunities for road repair support. We are committed to exploring every possible avenue to press for this issue and encourage residents to contact their government representatives as well.

Recently, Wayne County granted \$5 million in funding to the township specifically for repairing neighborhood roads constructed with faulty cement. We have reached out to the township to learn about how these funds will be allocated and what potential stipulations may be required, but they could not provide specifics at this time. We will continue to engage with any opportunity and explore every potential solution to repair these roads. Special thanks go out to Ann McGowan and Khalil Kandah for their dedication to this cause.

Pools

Thanks to the hard work and dedication of Vice President Chico Rodriguez, Director of Pool Operations Trenton Priester, board member Bill Muse, and our new Office Staff Shawn Peterson and Carol Schweihart, our pools were able to open on schedule for Memorial Day weekend, despite facing several challenges. It was a team effort that made this possible.

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

Mid Year State of the Village Update

Our team worked hard to prepare for the opening of the pool season. Chico was instrumental in organizing and supervising the vendors to ensure that everything was done on time. He oversaw the removal of the winter covers, repair of holes in the pools, acid-washing of the pool, coping stone replacement, and repair of the boilers. Once the pools were filled, Trenton and Bill worked tirelessly to balance the water in the two large pools. The cost of refilling the pool is unknown, but we expect the water bill to be higher. Carol and Shawn provided exceptional support and went beyond their duties to secure a replacement part for the kiddy pool.

Trenton now manages the day-to-day operations of the pool with the help of our lifeguard staff. Please note that our lifeguards are trained to focus on the swimmers and patrons on the pool deck. They cannot leave the deck or address concerns in other areas.

We plan to perform cement repair/replacement and handrail repairs at Hanford Pool in the future. We estimate that the cement repairs will cost \$50,000, and the handrail cost is yet to be determined. Both will be funded by the Reserves. We also need to install a 1-hour fire-rated drywall ceiling in the Gainsborough pool pump room. We are still researching different options to provide the 1-hour fire rating. Plumbing may need to be moved to maintain the pool, and this will also be funded by our reserves.

Common Grounds

Earlier this year, Sunflower faced some challenges when two late-season storms caused damage to the HOA trees. Many residents, including myself, had to hire help to clean up the mess. However, I feel it's important to acknowledge Board Member Omar Hashwi for his efforts. He personally took the time to canvass our grounds and remove loads of limbs that he could handle on his own. I believe his hard work should be recognized. The unexpected expense was covered by reserve funds, totaling \$10,500.

The Board of Directors is also interested in enlisting the help of residents to report any issues with mowing and other maintenance tasks. Covering seventy acres of land is no easy feat, and our office receives multiple reports about the same issue. If you live nearby or frequently visit a commons area and would like to be a reporting contact person, please reach out to the Sunflower office with your name, number, and preferred area to monitor.

Clubhouses

Residents of Sunflower can utilize the clubhouses at a very reasonable cost, thanks to their self-managed status. To ensure the cleanliness of the space, all users are responsible for cleaning up after themselves and disposing of their waste before leaving. The rental agreement and guidelines for use are clearly outlined and displayed in each kitchen. It is important to note that early access to the facilities is not allowed to allow for proper inspection before the next rental.

Procurement Committee

This committee is not only seeking new contracts but also reviewing current contracts and expenses. The committee, led by Vice President Chico Rodriquez, has successfully identified several ways to save thousands of dollars to counterbalance this year's projected overruns. These savings include reducing operating expenses such as legal and insurance services, and minimizing expenditure on supplies like chlorine and paper. We are also exploring options to avail non-profit postage rates with the USPS.

Please note that the cost savings achieved during the 2023 Fiscal Year cannot be replicated in 2024 due to the majority of contracts extending beyond the 2024 Fiscal Year timeframe. The Procurement Committee is collaborating closely with the Office staff and all committees to facilitate the renewal of contracts and look for additional savings.

Mid Year State of the Village Update

Understanding the Difference in Operating vs. Reserve Budgets

Your HOA board, elected by the community, is responsible for managing the budget and expenses using the guidelines set forth in the HOA By-Laws and governing documents. Annual dues are collected and divided between an operating fund for daily expenses and a reserve fund for larger, long-term projects, future repairs, asset maintenance, and disaster recovery. The reserve fund can also be used to save and build additional assets. The Board of Directors has no plans to build future assets but is focused on maintaining the existing assets within an aging infrastructure.

Sunflower contracts a third party to complete a Reserve Study every three years to plan for the future needs of the association's assets. This study estimates the costs of repairing and replacing major common areas components such as roofs, pools, commons, parking lots, clubhouses, and sidewalks/paths over the long term. Ideally, all major repair and replacement costs will be covered by reserve funds set aside by the association, ensuring that funds are available when needed.

With that said, Sunflower has experienced several expenses this year that were not part of the reserve projections.

- Spring Ice Storm Tree Damages \$10,500 Paid
- Hanford Pool Deck Cement Replacement \$ 50,000 Estimated
- Electrical/Plumbing Costs for Hanford Pool Deck Replacement - Unknown
- Hanford Pool Railing - Unknown
- Gainsborough Basement Waterproofing \$4,000 Estimated
- Gainsborough Pump Room Ceiling Unknown
- Gainsborough Parking Lot Lights Unknown Claim filed with DTE

Communication & Transparency

Our priority is to keep our residents informed and up-to-date regarding our community's ongoing operations, challenges, and future plans. In order to achieve this objective, we make it a point to regularly publish monthly financial reports of our operating budget expenditures and approved general meeting minutes on the official Sunflower website. Links for these same documents are provided in our Facebook Account and our monthly electronic newsletter.

Thanks to Lori Rysdorp, Board Secretary, for recommending we adopt the smore.com newsletter platform with its ability to utilize the Google translation feature. Lori also maintains the Sunflower website, has formatted the new layout for our print newsletters, is responsible for the creation of these newsletters since January 2023, and is part of a team, along with Mary Waxer-Leto and Melissa Lichtman who regularly post information for our residents on our Facebook page, "Sunflower Village Events and Information".

Lastly, we cordially invite all members to attend our monthly General Meetings, actively participate, and share their valuable feedback with us.

Thank you Sunflower,
Melissa Lichtman
Sunflower Village Homeowners Association President

2024 Board of Directors Elections - Friendly Heads Up!

There will be six two-year director's positions up for election for the 2024 SVHA Board of Directors. If you are interested in running for one of these open positions and are a resident in good standing, please be prepared to submit a short biographical paragraph to the office including why you would like to serve on the board.

Your submission will be printed in the October newsletter. The submission should be one paragraph, not exceeding 350 words.

It is highly recommended that any resident considering running for an open position plan on attending the next board meeting or two to experience what the Board of Directors' responsibilities include. More details will be forthcoming including application deadlines. Please consider sharing your time and talent with your neighborhood. Giving a little time goes a long way in enhancing our community.

If you have any questions, please call the office at 734-453-2022, or email them at svha@sunflowercanton.com.

We will once again be using Election Buddy software to allow residents to vote securely online.

Election information will be mailed to all residents in the Fall and will include instructions on how to access the voting portal.

Residents will still have the ability to vote manually and drop of their ballot in the Hanford Office.



Please pick up your pet waste

Canton Township Ordinance requires you to pick up your pet waste and discard it on your property. Please do not deposit your pet waste in public trash containers including those near the basketball courts, pools, pickleball, and tennis courts, the smell is extremely foul.

We ask that you have a poop plan in place before you set out on your walks. Thank you.

SVHA OFFICIAL SOCIAL MEDIA

The Association is officially affiliated with the social media Facebook page **Sunflower Events & Information**. Other sites, even those that use the Sunflower / Sunflower Village name(s), are not endorsed by the association, and the association will not respond to any comments or questions posted therein.

If you have a questions, please call the office @ 734-453-2022 or email us at svha@sunflowercanton.com.

Canton Ordinance Compliance - Please "Keep it Neat"

Keeping neighborhoods safe and beautiful is the responsibility of all Canton residents, especially home and property owners. A well-kept property makes your home more inviting, enhances the neighborhood, and increases property values. The following information is shared from the Canton Township "Keep It Neat" pamphlet.

Grass, Shrubs, and Trees

- Canton Ordinance requires that grass be kept at five inches in height or less;
- Yards and flower beds should be kept free of weeds and debris;
- Shrubs should be trimmed and neat, public sidewalks be kept clear of encroaching shrubs;
- Trees should be maintained in good condition and leaves should be raked or mulched each Fall. Canton Ordinance requires that tree branches be cleared to at least seven feet above public sidewalks.

Exterior Home Maintenance

Upkeep to the outside of your home can often prevent further damage. Canton Ordinance requires the exterior of houses to be protected from water penetration and deterioration. Common maintenance that will protect your home includes:

- Repairing or replacing broken gutters and downspouts.
- Repairing or replacing damaged or loose siding and roofing.
- Painting the exterior of your home, or covering it with other approved material.

Outside Storage

A variety of different items kept, or left, around your house can quickly lower the aesthetic value of your neighborhood. The storage, accumulation, or keeping of the items listed below in an area other than a completely enclosed building, is prohibited by Canton Ordinance.

- Junk, inoperable, or unlicensed vehicles; meaning any motor vehicle that is damaged or deteriorated so that it is incapable of safe operation, or is not currently registered with the Secretary of State.
- Junk and debris; meaning machinery, appliance, product, or merchandise with parts missing or other scrap material that are damaged, deteriorated, or in such a condition that they cannot be used for the purpose for which they were manufactured.
- Waste materials; meaning any trash refuse, dirt, ash, stone, paper, tree, shrub, or other cuttings therefrom. Wood remnants, bottles, cans, garbage, waste products, or any other excess of abandoned materials.
- Domestic refuse shall be kept in secure garbage cans or tied bags on the side or back of the house or in the garage.

Boats and Campers

Township Ordinances allow temporary parking of boats and camper for 72 hours prior to and after use. Homeowners can get a permit twice a year for two weeks to keep the camper/boat/recreational vehicle on their property while they prep it, make repairs, or clean it. The permit must be displayed on the vehicle/boat in a visible place.

Ordinance Questions and Complaints

Canton Public Safety's Ordinance Enforcement Unit investigates ordinance complaints and violations in the community. Ordinance Officers will make contact with residents or property owners to discuss the violation and establish a time frame for bringing the violation under compliance.

Residents or property owners with general questions about property standards ordinances can contact Ordinance Enforcement Unit at 734-394-5335.

Reporting and Ordinance Violation

- To report a violation call 734/394-5400, (at the auto attendant press 2 and then 1 for dispatch)
- To speak with an Ordinance Officer regarding an active complaint call 734/394-5335.

Neighborhood Gentle Reminders

SUMMER POOL HOURS*

Gainsborough and Hanford Pools

Monday thru Friday 1-9 Saturday & Sunday 12-9

*hours and pool availability are subject to change late summer due to lifeguards going back to school

POOL GUEST PASSES

\$10 for 5 passes

\$3 for 1 pass

Available at pools or SVHA Office

Maximum of 6 guests per lot at one time

A guest is anyone who does not live in your home and must be accompanied by the homeowner to the pool

Pool Closings

Our pools will close early if the weather dictates or if there are factors that create a health concern. We work directly with the local health department to minimize the amount of time our pools will be closed due to a biohazard. (minimum amount of time for closure is 30 minutes but could be extended depending on the pool chemical readings and the type of biohazard that occurred.)

End of the Pool Season

The end-of-the-season closing times will be determined according to staff availability in August. Since many of our college guards will leave around August 14, it may not be possible to remain open on a full schedule until Labor Day. We will make every attempt to stay open as long as it's safe for the patrons.

Thank you for your understanding. Notices will be posted at the pools once closing dates are determined.

2023 Dues

If you are having difficulty paying your dues for the year 2023, please do not hesitate to contact the office at 734-453-2022 to explore payment options. We are here to help and are committed to finding a solution that works for you.

Making A Move?

I grew up in Sunflower Village and have firsthand knowledge of the many unique features that our neighborhood offers the Canton community.

Contact me for any of your home selling or buying needs throughout Southeast Michigan!



Scan to start your
real estate
adventure!

Tyler Dew, Realtor®
Cell: (734) 496-2055
Office: (248) 264-1700
Tylerdew.com

CENTURY 21
Curran & Oberski

 Each office is independently owned and operated.



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.

- July 19
- August 16
- September 20
- October 18
- November 15
- December 13: *note this meeting is routinely held earlier in the month to accommodate the holidays*
- January 17, 2024
- February 21, 2024
- March 20, 2024

Please subscribe to our E-mailing list.

The Association Office sends out monthly electronic newsletters and occasionally sends out notices with important information or updates regarding our subdivision and/or community. By providing us with your e-mail address, you are assured of receiving these valuable notices.

You can sign up for the electronic newsletters by visiting: <https://sunflowercanton.com/forms/>

Please note – You must be the Homeowner/ Occupant of Record, and at least 18 years old to subscribe to this service.

Be assured, your privacy is important to us! No information collected here will be shared or sold in any way. We use MailChimp to manage our email list, and you can unenroll at any time.

Clubhouse Rentals

Sunflower Village Homes Association has two Clubhouses that are available for rental to any Sunflower Homeowner in good standing (all dues paid and no problems from previous rentals) may rent either clubhouse (subject to availability) for use.

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.

Retiring soon? Let's talk.

- Retirement Planning
- IRAs
- Education Funding
- Tax Efficient Investing
- Life Insurance

Edward Jones
Member SIPC



Robert Young

Financial Advisor

734-772-9861

38807 Ann Arbor Rd

Suite 6

Livonia, MI 48150

Robert.Young@edwardjones.com

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)

Dog walking / Pet Sitting

- Brianna Hodge 734-679-2464
- 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@gmail.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 October issue
 is September 30, 2023**

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
- Bakeshop102.com, Mona Fawaz, 248-227-6093
- Political or Custom Buttons & T-Shirts, Lori Levi, 734-323-0886
- 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
- 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 # _____

Check which issues: ___ October ___ Jan 2024 ___ April ___ July

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)



Brian Spears
 Office: 734-844-8733
 spearstree@gmail.com

Tree Trimming
 Topping & Removal
 Shaping
 Elevating and Stump Grinding
 Lot Clearing
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